



**Sunnyside Main Street, Dent, LA10 5QL**  
**Offers Around £199,950**

Rare opportunity to acquire an established 2 bed holiday let, located on the cobbles in the centre of Dent, in one of the most beautiful and remote areas of the Yorkshire Dales National Park. Please note, viewings limited to handover periods - contact Fisher Hopper Estate Agents to book.

## Sunnyside



Impeccably presented, this charming two-bedroom character cottage is situated on Dent's renowned cobbled streets, adjacent to The Sun Inn. Renovated in recent years, the cottage currently functions as a holiday retreat, accommodating up to three guests. Offered on a turnkey basis, it is an ideal choice for those in search of a hassle-free holiday rental investment or a private countryside retreat in the picturesque Yorkshire Dales National Park.

The ground floor features a cozy lounge/dining room with an appealing fireplace housing a log-burning stove, a modern shower room, and a kitchen. On the first floor, a small landing grants access to double bedroom 1 and single bedroom 2.

Externally, there is a small raised seating area at the rear of the cottage, perfect for a few potted plants and a bench. Sunnyside enjoys a right of access to the rear.

### Dent - Location

The village of Dent is a charming cobbled village with a range of shops, cafes and the historic Sun Inn. The Norman church is at the heart of the village and there are many fine walks available from the cottage, taking in waterfalls, field paths and the higher fells. Private permit parking is available 5 minutes' away and renewable annually. Dent railway station is located a few miles out from the village and provides for great days out on the famous Settle to Carlisle Railway to Carlisle and Leeds. As well as the stunning Yorkshire Dales National Park, Dent is well-located for day trips to the Lake District and

Forest of Bowland.

The nearest market town is Sedbergh which offers a larger variety of shops, cafes, restaurants and services and the world renowned Sedbergh School, known for its strong ties to professional rugby. The popular towns of Kirkby Lonsdale and Hawes can also be easily reached by car.

### Property and Business Information

Tenure: Freehold

Council Tax Band: Small Business Rates - 100% relief

Services: All mains - electric central heating installed in 2019

Currently advertised through AirBnB  
Sunnyside enjoys great reviews from holiday guests on AirBnB and in the guest book

Contents: Available via separate negotiation, for the ongoing operation of the holiday let business

Accounts on request after viewing

### Ground Floor

#### Lounge/Diner 21'0" x 11'6" (6.39m x 3.51m)



A delightful traditional cottage reception room with hardwood flooring, single glazed timber framed external door, single glazed timber framed casement window with stained glass panel, both to the front aspect, UPVC double glazed window to the rear aspect, two radiators, fireplace housing a log burning stove, painted beams and wood paneling to the enclosed stairs with built in storage cupboards, housing the hot water cylinder, fireside built-in cupboard.

## Rear Hall

Hall connecting reception room to the kitchen and shower room, built-in storage cupboard with Oak doors, cupboard housing consumer unit.

## Shower Room 5'6" x 5'7" (1.68m x 1.71m)



Contemporary shower room with tiled floor, shower cubicle, wash hand basin and WC, Oak door with stained glass panel over door, extractor fan, heated towel rail.

## Kitchen 7'8" x 8'0" (2.33m x 2.45m)



Fully equipped kitchen with tiled floor, UPVC double glazed window to rear aspect and timber framed external door to the rear, range of painted wall and base units, stainless steel sink with drainer, space for fridge, cooker, plumbing for washing machine and slimline dishwasher, extractor fan.

## First Floor

### Landing

Staircase and landing with exposed floorboards, UPVC double glazed window to the rear aspect, access to both bedrooms.

## Bedroom 1 10'5" x 10'9" (3.17m x 3.28m)



Spacious double bedroom with single glazed timber framed casement window to the front aspect, built-in double wardrobe, exposed floorboards, radiator.

## Bedroom 2 6'0" x 6'9" (1.84m x 2.06m)



Cosy single bedroom with double glazed timber framed window to the rear aspect, built-in storage cupboard, exposed floorboards, radiator.

### Outside

Rear access with small external bench seating area.

### Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers should seek professional advice. Items in these photographs may not be included in the sale of the property.

### OFFER PROCEDURE

Fisher Hopper, as agents in the sale of the property, are required to formally check the identification of prospective purchasers. In addition, purchasers may be asked to provide information regarding the source of funds as part of our offer handling process.

At the point an offer is accepted, a non refundable onboarding fee of £25.00 (inc. VAT) per person will be payable.

This fee covers the legally required Anti-Money Laundering (AML) searches and secure digital verification to progress your purchase promptly and safely.

You can pay this fee securely online at:  
<https://shorturl.at/zAqJj>

#### **FINANCIAL ADVICE**

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

#### **MARKET APPRAISALS**

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

#### **INTRODUCERS FEES**

Fisher Hopper Ltd receives an introducers fee from:

Napthens and Taylor Rose Solicitors of £100.00 + VAT for all successful introductions.

Lakes Mortgages of £250.00 + VAT for all successful introductions.

#### **FISHER HOPPER**

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#### **FLOOR PLANS**

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

## Floor Plan



**Ground Floor**  
Approx. 30.8 sq. metres (331.2 sq. feet)

**First Floor**  
Approx. 16.8 sq. metres (180.4 sq. feet)

### Sunnyside, Dent

Total area: approx. 47.5 sq. metres (511.6 sq. feet)

## Area Map



## Energy Efficiency Graph

