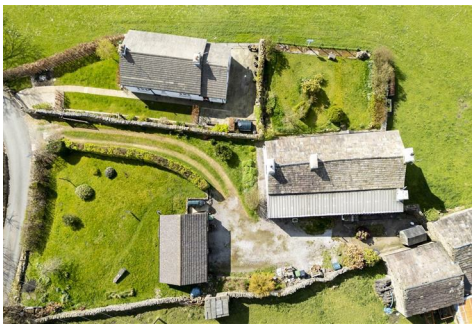
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Hill Farmhouse Cowgill, LA10 5RF

Offers Around £545,000

A 3 bed detached grade ii listed traditional Dales long house with attached 1 bed holiday cottage, set in stunning countryside with far-reaching views.

The property benefits from a generous garden to the front and side, along with a double garage and off-road parking.

Offering excellent potential, the home is in need of modernisation throughout, making it an ideal opportunity for buyers looking to create a property tailored to their own taste and requirements.

Hill Farmhouse

Welcome to Hill Farmhouse, nestled on the hillside within the charming hamlet of Cowgill in the heart of Dentdale. This stunning traditional Dales longhouse enjoys spectacular far-reaching views, set in a truly picturesque and peaceful location.

The accommodation begins with an entrance hall leading to a spacious and light-filled sitting room, rich in character and featuring an impressive inglenook fireplace and window seats. There is a further equally generous reception room, offering flexible living space, along with a modern kitchen complemented by a pantry with original slate shelving.

On the first floor are three spacious double bedrooms, each benefiting from its own en-suite facilities.

In addition to the main accommodation, there is an attached one-bedroom holiday let, accessed via the reception room. This charming space features a sitting room with exposed stone walls, a kitchen, and to the first floor, a double bedroom with a shower room - ideal for guest accommodation or income potential.

Externally, a driveway provides access to a double garage and rear courtyard. To the front, there is an area of lawn with established planting, perfectly positioned to enjoy the surrounding views.

Property Information

Tenure: Freehold
Grade ii listed
Annex Council Tax Band: A
House Council Tax Band: E
Services: Oil central heating, septic tank - assumed non-compliant, mains electricity and water
Broadband: Speeds available up to 1000mbps

Location



Cowgill is a small, scattered hamlet in the Yorkshire Dales. It is served by the famous Dent Station on the Settle to Carlisle line, which connects residents and visitors to Leeds and Carlisle. Notably, Dent Station is the highest operational station on the national rail network in England. Cowgill is also home to The Sportsman Inn, a local public house.

The village of Dent, located about three miles away, is renowned as the birthplace of geologist Adam Sedgwick. Dent offers a range of amenities including the The Sun Inn, George & Dragon, cafés, a museum, and a local shop.

For families, primary education is provided at Dent C of E Voluntary Aided Primary School, while secondary education is available at Settlebeck School in Sedbergh. Sedbergh is also home to the prestigious independent Sedbergh School.

The nearest market towns are Sedbergh, approximately nine miles away, and Kirkby Lonsdale, around thirteen miles distant.

MAIN HOUSE

Ground floor

Entrance Hall

Fitted carpet, radiator, staircase to first floor with under stairs cupboard, timber and double glazed door to front aspect.

Sitting Room



Fitted carpet, Inglenook fireplace with multi fuel stove and decorative wood mantel piece, exposed beams, timber framed single glazed window to side, timber framed single glazed sash window to front aspect.

Kitchen



Stone tiled flooring, modern gloss white base units with solid wood worktops, composite 1.5 drainer sink, integrated double oven with electric hob and extractor hood over, dishwasher, timber framed double glazed window to side, timber framed single glazed window to rear aspect.

Dining Room



Fitted carpet, radiator, exposed beams, timber framed single glazed sash window to front aspect.

Pantry & Utility Room



Concrete floor, radiator, stone shelves, consumer unit, plumbing for washing machine, exposed beams, timber framed single glazed window with hatch to rear aspect.

First Floor

Landing

Fitted carpet, airing cupboard housing hot water cylinder, staircase to ground floor.

Bedroom One



Fitted carpet, radiator, exposed beams, access to en-suite bathroom, two timber framed single glazed sash windows to front.

Ensuite Bathroom

Tile effect flooring, radiator, wash basin with wriggle vanity unit underneath, toilet, bath with electric shower over, extractor fan, timber framed single glazed window with textured glass.

Bedroom Two



Fitted carpet, radiator, exposed beams, access to en-suite shower room, timber framed single glazed sash windows to front aspect.

Ensuite Shower Room

Wood effect vinyl flooring, heated towel rail, wash basin, toilet, shower cubicle, extractor fan.

Bedroom Three



Fitted carpet, radiator, access to en-suite WC, two timber framed single glazed windows to rear aspect.

WC





Wood laminate flooring, radiator, wash basin, toilet, extractor fan, timber framed single glazed window to side aspect.

HOLIDAY LET



Ground Floor

Entrance Hall



Fitted carpet, staircase to first floor, timber and glazed door to front aspect.

Sitting Room



Fitted carpet, radiator, stone hearth with wood mantel housing multi fuel stove, exposed beams and joists, timber framed single glazed window to side, timber framed single glazed sash window to front aspect.

Kitchen



Vinyl flooring, range of modern gloss white units with wood effect worktops, integrated electric hob, single oven with extractor hood over, single stainless steel drainer sink, plumbing for washing machine, space for under counter fridge, timber framed single glazed window, timber door to rear aspect.

Boiler Room

Externally accessed boiler room housing oil boiler and providing useful storage.

First Floor

Landing

Fitted carpet, staircase to ground floor.

Bedroom One



Fitted carpet, radiator, loft access, timber framed single glazed window to side, timber framed single glazed sash window to front aspect.

Shower Room



Tile effect vinyl flooring, radiator, wash basin, toilet, shower cubicle, extractor fan.

External

Front



Enclosed front garden with lawn and mature planting, enjoying spectacular views.

Rear & Side



Drive leading to rear courtyard with parking, lawn, mature plants. large area of lawn to side. Drystone wall and hedge enclosed.

Parking

Ample parking for 3 cars.

Garage

Double garage with light and power, workshop/store, double timber doors, window to front aspect.

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 £30.00 (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.

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



Area Map



Energy Efficiency Graph

