

Dent, Sedbergh, Cumbria, LA10 5QT

O.I.R.O. £875,000



Dent, Sedbergh, Cumbria, LA10 5QT

O.I.R.O. £875,000

4 + 1 Bedrooms

1+1 Bathroom

14.59 acres

- Superb smallholding and lifestyle opportunity in an elevated position with panoramic views across Dentdale
- Comprising farmhouse, income generating holiday cottage, range of buildings and 14.59 acres of land
- Potential for additional holiday accommodation, subject to planning
- Situated within the Yorkshire Dales National Park





Occupying an elevated position in the picturesque Dentdale, East Banks Farm is an exceptional property offering an increasingly rare combination of character, versatility and future potential. Set in the Yorkshire Dals National Park, the property enjoys breath-taking panoramic views across rolling countryside. The property centres around a Grade II listed stone-built, four-bedroom semi-detached farmhouse, together with an adjoining one-bedroom holiday cottage known as Ivy Cottage. Together with a range of traditional stone barns and modern agricultural buildings, East Banks Farm presents a superb opportunity for those seeking a rural holding, an equestrian property, or simply a family home with income potential.

Having been comprehensively upgraded during its recent ownership the property offers a well maintained holding, whilst also providing opportunity for a new owner to further enhance and adapt the accommodation to suit their needs. The existing layout lends itself perfectly to multi-generational occupation, with Ivy Cottage providing independent accommodation for family members, guests or an established holiday letting business. Alternatively purchasers could consider making one larger dwelling depending on their needs and panning consents.

Set just outside the historic village of Dent, one of the Yorkshire Dales' most picturesque and characterful villages. Renowned for its traditional stone cottages, cobbled streets and strong sense of community, Dent offers a village shop, public house, school and cafés.

The surrounding countryside offers an abundance of walking, cycling, riding and outdoor pursuits available directly from the doorstep. The nearby towns of Sedbergh, Kirkby Lonsdale and Kendal provide an excellent choice of schools, shopping and recreational facilities, whilst Junction 37 of the M6 is within easy reach for those travelling further afield. Rail links can be access via Oxenholme station benefitting from links on the west coast mainline.



The Grade II Listed farmhouse is full of warmth and character, retaining many original features synonymous with period Yorkshire Dales properties. The accommodation provides generously proportioned living space arranged over two floors and has recently been extended.

The ground floor provides a welcoming entrance hall leading to an open plan kitchen living space. Set around a farmhouse style kitchen there is plenty of storage and worktop as well as space for appliances. With plenty of space for family dining and a sitting room area off this is a great space to enjoy all year. The ground floor is complemented by a useful utility room and ground floor WC.







To the first floor are three / four well-proportioned bedrooms, one of which is currently used as an office space making the property ideally suited to modern home working. A family bathroom comfortably serves the bedroom accommodation.

Throughout the property, large windows frame spectacular views across Dentdale, creating an ever-changing backdrop that can be enjoyed from almost room.











Adjoining the farmhouse is Ivy Cottage, an attractive self-contained one-bedroom holiday cottage which has successfully provided additional income for the current owners. Beautifully positioned and entirely complementary to the main residence, the cottage offers comfortable accommodation whilst maintaining privacy from the farmhouse.

Whether continued as a holiday let, utilised as accommodation for dependent relatives, or incorporated into a multi-generational living arrangement, Ivy Cottage adds considerable versatility and value to the overall holding.





The traditional stone buildings retain great character and include former agricultural buildings, workshops, stores and barns which provide excellent storage and practical working space. Alongside these are substantial modern portal-framed buildings suitable for livestock housing or machinery storage.

The combination of traditional and modern buildings provides exceptional flexibility and, subject to obtaining the necessary planning permission, may offer exciting opportunities for conversion to further holiday accommodation to be provided.

The property extends in total to approximately 14.59 acres of permanent pasture surrounding the farmhouse and buildings. The land has been fully re-fenced to provide practical grazing and benefits from excellent access from the farmyard, making it equally suited to livestock, horses or hobby farming purposes.

The elevated position is undoubtedly one of East Banks Farm's defining characteristics. The uninterrupted views stretch across Dentdale, creating an outstanding setting that changes throughout the seasons. Despite its peaceful rural location, the property remains readily accessible to the village of Dent and beyond, Sedbergh offering the perfect balance between rural and convenience.

Whether sought as a family home, a lifestyle smallholding, an equestrian property or an income-generating rural retreat, this property provides an increasingly rare opportunity to acquire a traditional Yorkshire Dales farmstead in an outstanding setting.



General Remarks

Services: Mains electric, oil fired heating, private drainage by way of a newly installed treatment plant. Please note that drainage is provided by a private drainage system which we understand is compliant with the general binding regulations.

Please note: Armitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Parking: On site parking for several vehicles is available.

Construction Type: Solid stone construction with slate roof.

Local Authority: Westmorland and Furness Council

Council Tax: Band E

Restrictive Covenants: None as far as we are aware.

Conservation Area: Yorkshire Dales National Park

Listed Building: No

Broadband: B4RN (full fibre gigabit) is available and connected.

Easements, Wayleaves and Rights of Way: The property is sold subject to and with the benefit of all rights of way whether public, private, light support, drainage, water, electricity and other rights and obligations, easements and quasi-agreements and restrictive covenants and all existing proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipelines whether referred to in these particulars and stipulations or not. There is a right of way for agricultural purposes along the farm track to neighbouring land.

Flooding: The property has not flooded within the last 5 years, According to the Environment Agency website the property sits in flood zone 1.

Unimplemented Planning Consents: We are not aware of any planning consents affecting the property.

Title & Tenure: The property is offered for sale freehold with vacant possession on completion.

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of **Emma Hodkinson BSc (Hons) MRICS FAAV MNAEA tel: 01539 751 993.**

Money Laundering Regulations Compliance: Please bear in mind, that Armitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

Mortgage Referrals: We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

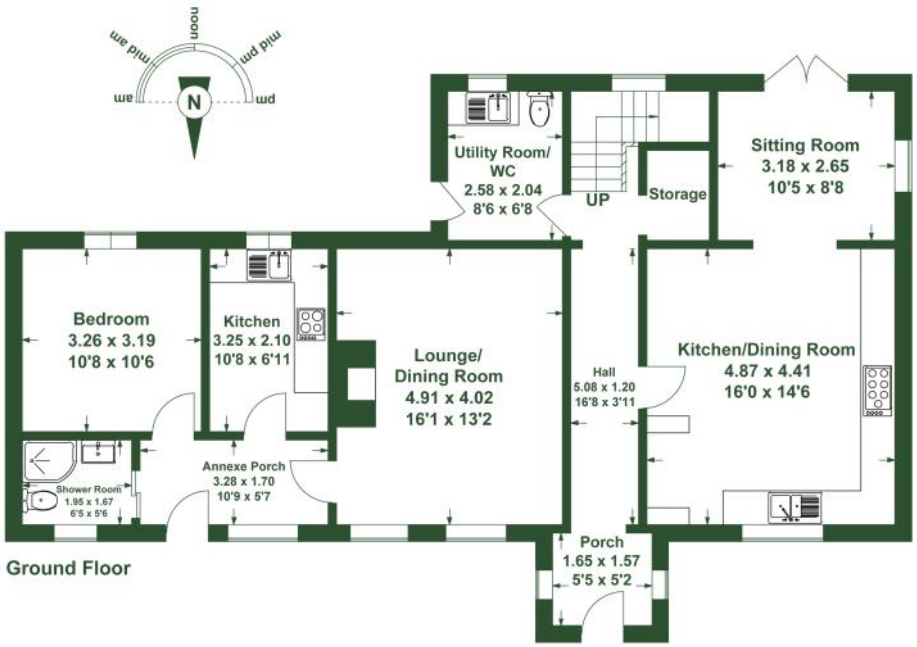
Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

What3Words - /// ///recur.lifted.generals

PHOTOS TAKEN JULY 2026

Approximate Gross Internal Area : 101.69 sq m / 10 95 sq ft

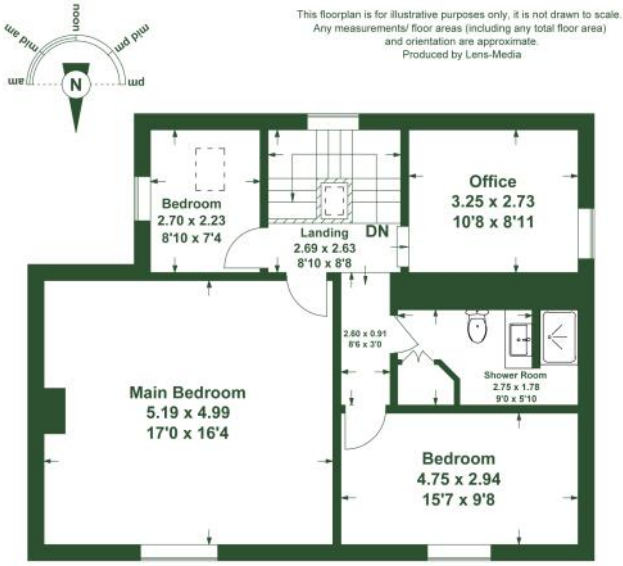
This floorplan is for illustrative purposes only, it is not drawn to scale
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Ground Floor

Approximate Gross Internal Area : 71.06 sq m / 765 sq ft

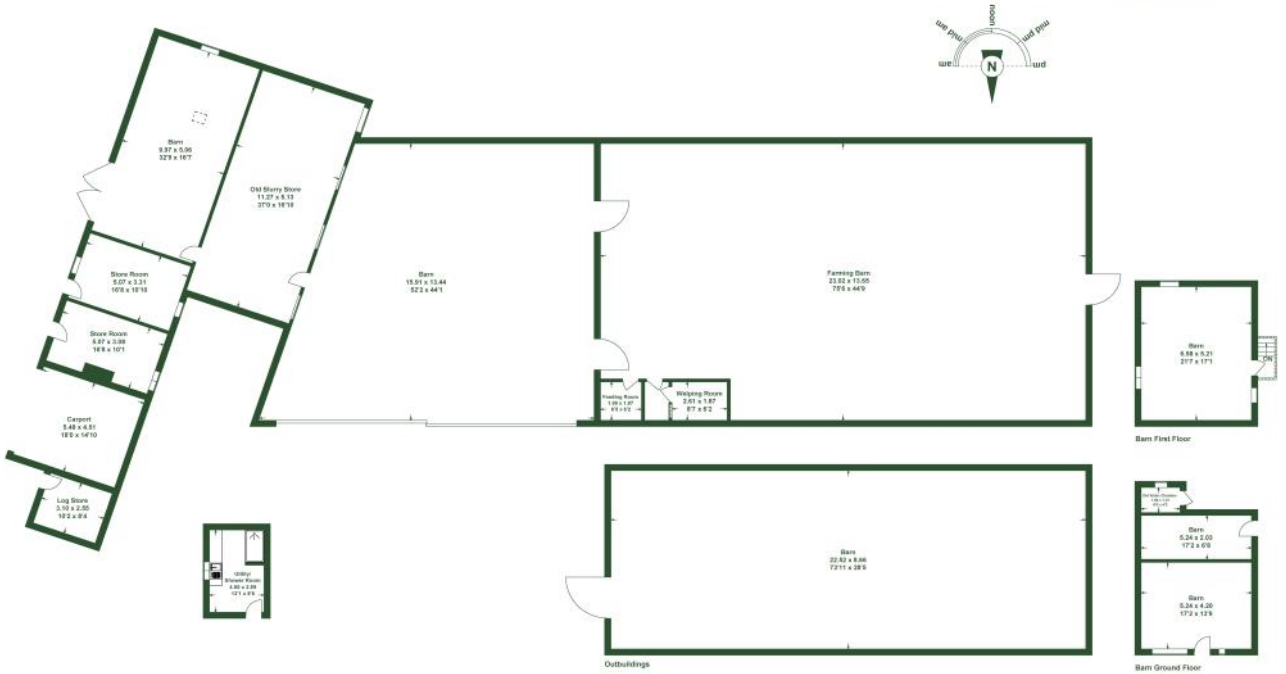
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



First Floor

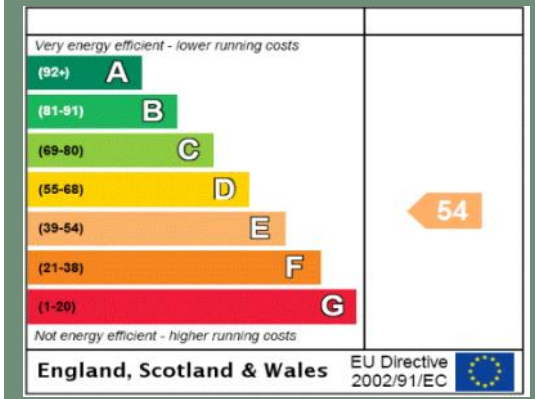
Outbuildings : 925.76 sq m / 9965 sq ft

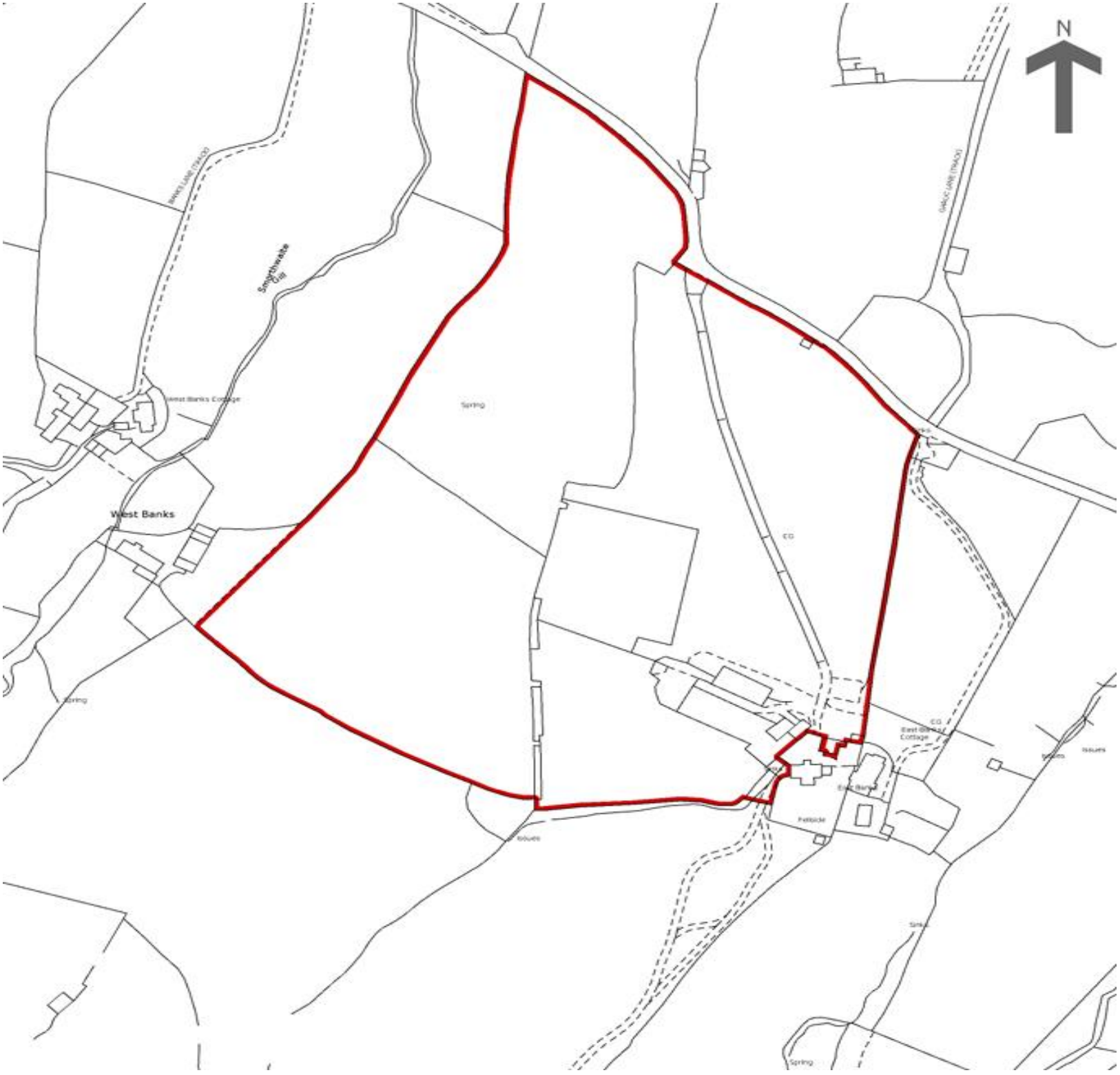
This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.




N
Smeathwaite Gill
West Banks
Spring
CG
Issues



North Lancashire

Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria

Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire

59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley

5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

Stay in the loop!

Abarnett.co.uk