

RIVLING BARN

£195,000

Cowgill, Dent, The Yorkshire Dales, LA10 5RH

Far from the madding crowd! In a stunning remote setting with splendid panoramic views, across and down the valley a traditional detached stone and slate barn.

Currently an artist's studio, planning consent has been granted (with occupation restrictions) to convert into a dwelling with artist's studio space. Proposed plans for sitting room, snug, dining room/home office/studio, boot room, two double bedrooms and bathroom. Informal gardens with vegetable patch and orchard, small paddock and off road parking for two cars. Additional detached stone barn, ideal for storage, party barn or office/studio space.

If you're looking for a lifestyle change, Rivling Barn could be for you!





Welcome to **RIVLING BARN**

£195,000

Cowgill, Dent, The Yorkshire Dales, LA10 5RH

Stunning location - an unspoiled and gloriously remote spot within The Yorkshire Dales with stunning valley views.

Planning consent was granted by the Yorkshire Dales National Park Authority (reference number: S/01/46B, dated 8 December 2021) for 'change of use of existing studio with ancillary living accommodation to dwelling with artist's studio space'.

Occupancy restrictions apply - further information on the local occupancy can be found on the YDNPA planning portal or from the agent. A copy of the Section 106 Agreement is available from the agent.

Originally a field barn for Rivling Farm, this traditional stone and slate building has **proposed plans** to convert into a sitting room, snug, dining room/home office/studio, boot room, two double bedrooms and a bathroom.

Outside space - there are informal gardens with vegetable patch and orchard, a small paddock and off road parking for two cars. A second detached stone barn, ideal for storage, party barn, office/studio space or holiday accommodation/bunk barn (subject to consent).

Services - mains electricity, a private water supply from a spring (shared with Rivling House) with UV filter to the east side of the barn and private drainage to a septic tank.

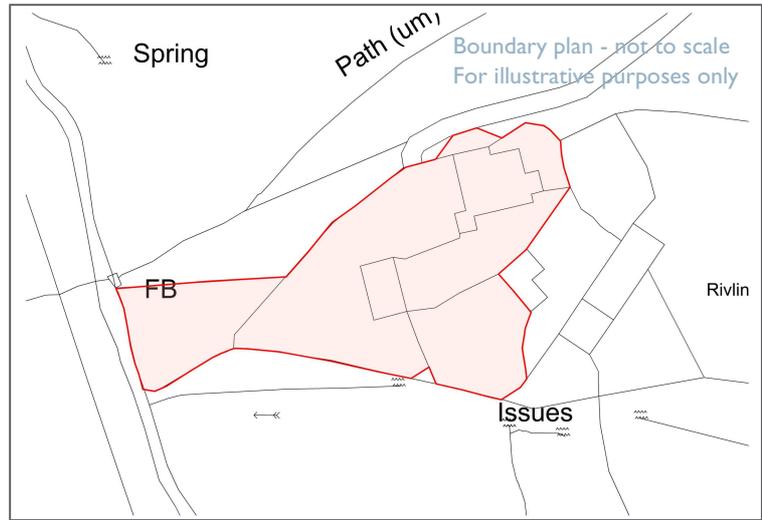
Access - Rivling Barn has a right of way along the track through the field to gain access. There is also access to the east of Rivling Barn through the main gate with Rivling House having a right of way across.

Cowgill is for those who seek peace and quiet - local facilities can be found in Dent (3.8 miles), Sedbergh (9.1 miles) and Hawes (11.1 miles) with a larger selection in Kendal (20 miles). Dent railway station is 1.3 miles distant and is on the Leeds to Carlisle line - people within the valley enjoy possibly one of the most scenic daily commutes! For the M6, J37 is 13.7 miles distant and for Oxenholme railway station, on the west coast line, is 18.7 miles away.

The Yorkshire Dales National Park, an area famous for its scenic landscapes, is the perfect spot if you enjoy the outdoor life (walking, running, cycling or potholing), otherwise just sit back, relax and enjoy the views! The barn is located off a single track which forms part of The Dales Way (a 78.5-mile long-distance footpath in Northern England, from Ilkley, West Yorkshire, to Bowness-on-Windermere, Cumbria).

To find the property - from J37 of the M6, head east along the A684 towards Sedbergh and from here head further east to Dent. Proceed through the village and bear left at the fork in the road by the George & Dragon pub. Travel for approximately 3.8 miles and before the church, turn right and continue over the River Dee bridge. Turn immediately right and proceed for 0.3 miles on the single track lane; bear left through a five bar gate (please ensure the gate is shut as there is stock in the field) and proceed to the end of the track. Rivling Barn is on the left.

/// *what3words reference: resorting.luggage.talker*

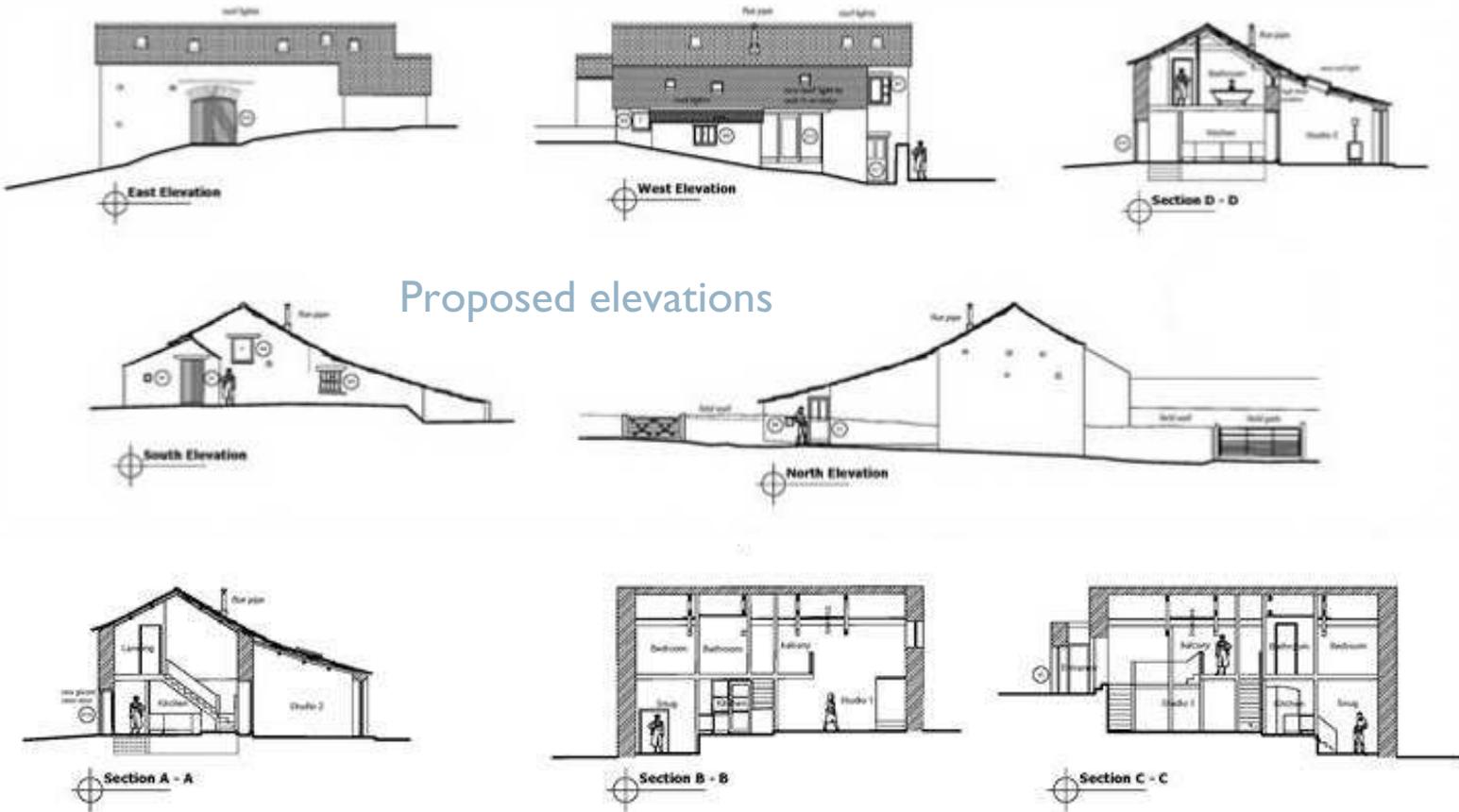


Lane House, Kendal Road
 Kirkby Lonsdale
 Camforth
 Lancashire LA6 2HH

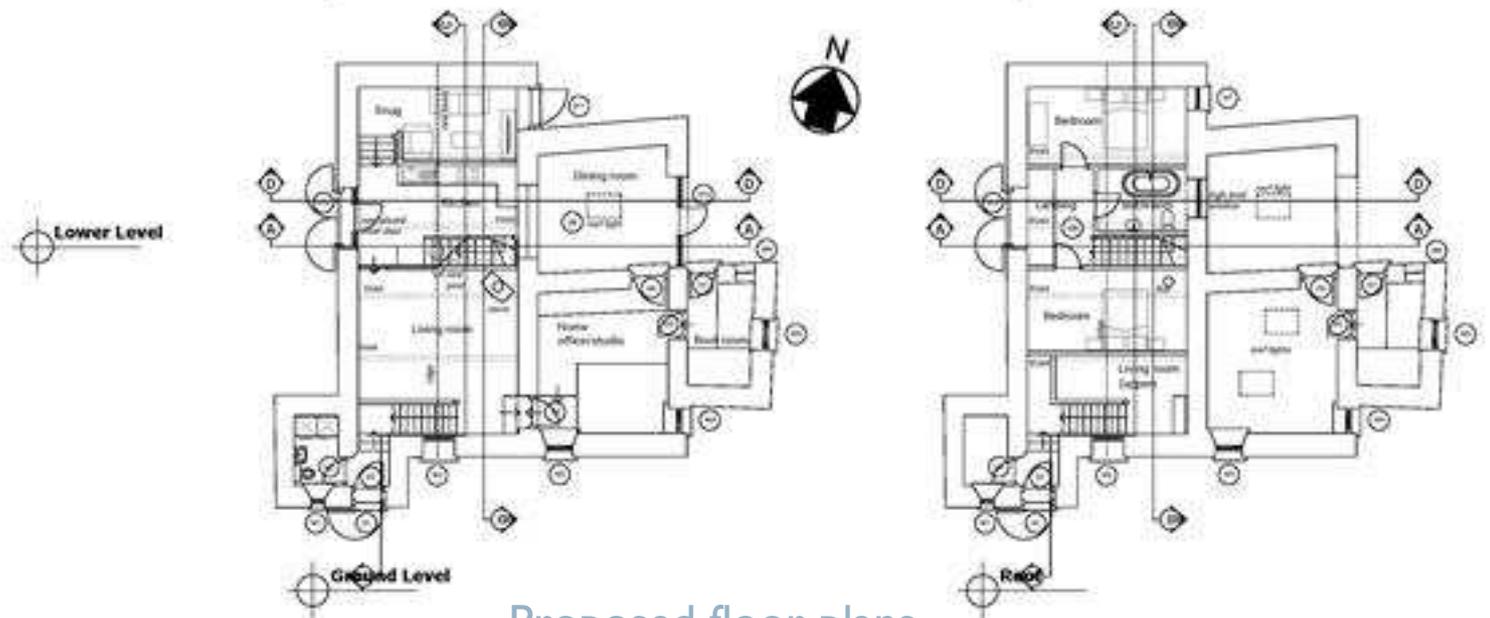
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estate agents



Proposed elevations



Proposed floor plans

Money Laundering

Prospective buyers should be aware that in the event that they make an offer for the property, they will be required to provide the agent with documents in relation to the Money Laundering Regulations; one being photographic ID, i.e. driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways: by calling into the agent's office with copies or by way of a certified copy provided via their solicitor. In addition prospective buyers will be required to provide information regarding the source of funding as part of the agent's offer procedure.

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