

## GATE MANOR

£1,450,000

Dent, The Yorkshire Dales, LA10 5SU

**An extremely impressive and architecturally rich Grade II listed country residence, not seen on the market for over 50 years and situated in a quiet, rural Dentedale location yet with good accessibility to road and rail links.**

Bursting with character and charm, Gate Manor commands excellent countryside views with spacious accommodation, all set in stunning gardens and grounds of approximately 4.3 acres (1.73 hectares). In addition, there is a recently refurbished two bedroom cottage.

**A truly magnificent property - a must see.**





## Welcome to **GATE MANOR**

**£1,450,000**

### Dent, The Yorkshire Dales, LA10 5SU

Immensely scenic, Dentdale is situated in the Cumbrian part of the Yorkshire Dales National Park. An extract from YDNPA website notes - *Dentdale is at the western end of the National Park. The dale's steep-sided valley contrasts beautiful flower-filled meadows and lush riverside pastures with the sparser grassy upland of the fells.*

Close to the Lake District National Park and the Lune Valley the area is famous for stunning countryside and is the perfect spot if you enjoy the outdoor life; you can walk, run, cycle, even trot your way around these lovely lanes, alternatively, just sit back, relax and enjoy the views!

Far from the madding crowd, Gate Manor is located c. 2.6 miles from the the historic market and book town of **Sedbergh**. The town has a well-regarded independent school and offers a wide range of local amenities including a large Spar, weekly market and a doctors' and dentists' surgeries.

With its cobbled streets, nearby **Dent** (3.2 miles) offers a range of local facilities - a general store with outreach post office, an art gallery, church, a selection of tea shops and two pubs.

The traditional market town **Kirkby Lonsdale** is 12.2 miles and offers independent shops, popular restaurants and pubs, a post office, churches and a well-regarded Booths supermarket.

The market town of **Kendal**, known as the Gateway to the Lakes (13.3 miles) and the Georgian city of **Lancaster** (27.3 miles via B6254) provide a comprehensive range of educational, commercial and recreational facilities.

The pretty village of **Ingleton** (13.8 miles) is home to The Ingleton Waterfalls Walk with woodland gorges and spectacular waterfalls; there's also an open-air swimming pool (open May to September) and a local range of basic amenity shops including Seasons, an artisan bakery.

There are primary schools at Dent, Sedbergh and Ingleton with secondary schools at Sedbergh, Kirkby Lonsdale and Kendal. Sedbergh is also home to the well-regarded independent school with the preparatory school at Casterton.

**Travel by car** - access to J37 of the M6 is 5.8 miles distant with access to the A65 being 11.5 miles away at Kirkby Lonsdale.

**Travel by train** - you won't have to go far as the station is close by. On the famous Settle to Carlisle line, the route, which crosses the remote scenic regions of the Yorkshire Dales and the North Pennines, runs between Settle Junction and Carlisle. Carlisle and Oxenholme provide stations on the West Coast main line.

**Travel by air** you'll find Leeds Bradford airport (62.9 miles) most convenient, with Manchester Airport (90.3 miles) and Liverpool Airport (94.8 miles) distant.

**To find the property** - exit the M6 at J37 and head into Sedbergh along the A684. Take the second turning on the right onto Busk Lane and continue. At the 'T' junction, turn right onto Loftus Hill and proceed over the river bridge. Loftus Hill then becomes Moser Hill Brow and after approximately 1 mile, Gate Manor is on the left.





# A stunning country residence

Set in an elevated position and surrounded by stunning countryside enjoying splendid valley views, Gate Manor is an impressive country home.

In the same family for nearly 55 years, this Grade II Listed gem has three reception rooms on a grand scale as well as magnificent original features, beautiful gardens and an attached two bedroom cottage.

Dating back to the early 18th Century, later remodelled and enlarged in two phases (in 1825 and 1888), it's hard not to be impressed by the immense character and charm; the abundance of period features add a sense of history - the beautiful decorative oak wall and ceiling panelling, intricate ceiling and frieze plasterwork in the dining room and exquisite plasterwork in the withdrawing room, parquet floor, gothic arched windows, decorative oak over mantle in the billiard room, chequered tiled floor in the entrance vestibule, mullion and leaded windows, large bay windows, oak doors with decorative door furniture, attractive fireplaces, some with decorative tiled slips and a coat of arms above the entrance to name but a few.

The sale now offers an opportunity to come along and see for yourself; maybe you will be the next custodians to love, cherish and enjoy this truly special house. Let us take you on a tour...

Enter through the vestibule into the welcoming **reception hall** with ornate fireplace, multi fuel stove and window seat. Steps lead down into the **dining room** - one of three splendid rooms. The large bay with window seat provides a lovely place to sit and enjoy the garden.

An inner hall is off the entrance and this leads to the dual aspect **billiards room** - an atmospheric room with tall ceiling, dramatic fireplace and over mantle and window seats.

The **kitchen** with **shelved pantry**, is fitted with base units; there is also a **utility room** with large store, **Butler's sitting room**, three **cellar rooms** with stone benches and a large integral single **garage** with double opening wooded doors and painted stone benches.

A wide staircase leads to the first floor. Off the main landing with attractive curved wall is the **withdrawing room** (formerly the music room) - a striking, light and bright triple aspect room with large mullion and leaded bay, window seat and marble fireplace.

Also off the main landing is a **housemaids' pantry** with wash basin, a **boot room**, **bedroom 2** with mullioned leaded bay and a 'jack and jill' **bathroom** with **separate WC**.

Off the inner landing are a further **four double bedrooms** and a **single/dressing room**, **two bathrooms**, one with linen cupboard, a **shower room** and **separate WC**. The principal bedroom, overlooking the front garden, has a period fireplace, decorative oak cupboard and dressing room. The three additional doubles all have period fireplaces and wash basins.

## Garden Cottage

Attached to the rear of Gate Manor is Garden Cottage, a two bedroom cottage with sitting room, fitted kitchen and bathroom. Recently refurbished and currently let on an Assured Shorthold Tenancy, this is perfect for dependent family, guests or staff.

## Gardens and grounds

A gated entrance leads up the driveway to a large parking area with turning circle and sandstone sundial, particularly noted as Grade II Listed as 'probably mid C19th'.

With the lush green valley as a backdrop, magnificent gardens wrap around the house with bulb-rich lawns and ha-ha to the front, deep herbaceous borders, a stunning, colourful display of rhododendrons, a flight of balustraded stone steps, a rose garden, an esplanade of trees, flagged seating terraces, one with a circular stone table, ornamental waterfalls, paddock, woodland, greenhouse, gardener's WC, garden store, vegetable garden and a range of specimen trees.

The paddock is perfect as a children's playground or if you want to keep a few animals but more importantly, it ensures control of the all-important view.

**In all c. 4.3 acres (1.73 hectares).**

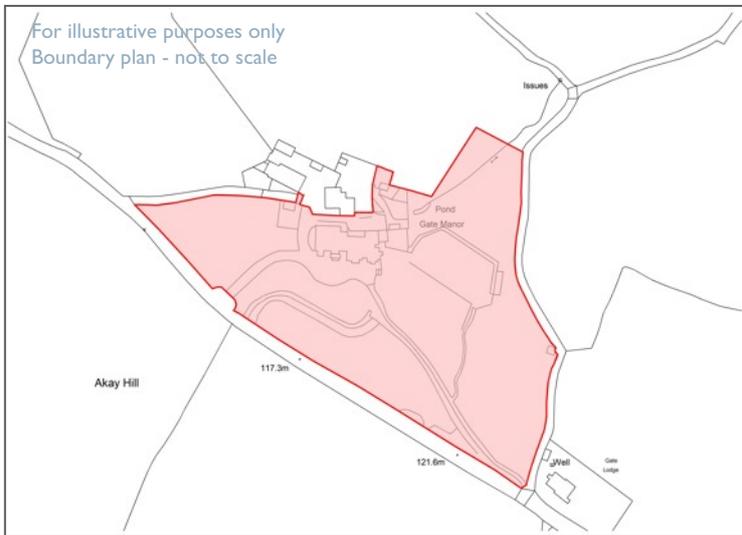


## Services & specification

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- Mains electricity
- Drainage to a septic tank located within the property's boundaries, shared with neighbouring property Gate Stables
- Private shared water supply from spring with holding tank within property's boundaries. Supply shared with farm at source and Gate Stables. UV filter fitted.
- Oil central heating with open fire in the withdrawing and dining room, multi fuel stove in the reception hall
- Immersion heater
- Telephone connection subject to transfer regulations
- Broadband connection available, B4RN installed to the house but not currently connected
- A combination of single glazed mullion, leaded and sash windows





## The finer details

### Council Tax

Gate Manor is currently banded H with Gate Cottage banded F for Council Tax purposes. Potential purchasers are advised to verify this information for themselves.

### Local Authority

South Lakeland District Council, South Lakeland House, Lowther, Street, Kendal, Cumbria, LA9 7QU.

T: 01539 733333 W: [www.southlakeland.gov.uk](http://www.southlakeland.gov.uk)

### Planning Authority

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL.

T: 0300 456 0030 W: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

### Please note

- The property is Grade II Listed
- Gate Manor has the benefit of access to the rear off Back Lane.

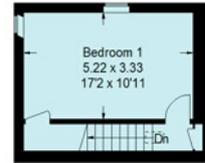
### Money Laundering

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.

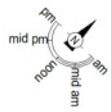
## Gate Manor, Dent, LA10 5SU

Approximate Gross Internal Area  
 (Including Garage / Cellar / WC) = 659.4 sq m / 7098 sq ft  
 Garden Cottage = 86.3 sq m / 929 sq ft  
 Store = 13.3 sq m / 143 sq ft  
 Total = 759 sq m / 8170 sq ft

 = Garden Cottage



Garden Cottage - First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
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