



## WHERNSIDE MANOR

Dent, Cumbria LA10 5RE

An extremely imposing, Grade II Listed, Period Mansion House

Several acres of grounds, gardens and woodland, outbuildings.

Heart of the Yorkshire Dales National Park. About 4.71 Acres [1.908 Has].

Five Receptions ~ Nine Bedrooms ~ Large Kitchen ~ Several Bathrooms/Shower Rooms

Extensive Cellars ~ Bunk Barn ~ Three Double Garages ~ Gymnasium/Store

£895,000





## SUMMARY

Steeped in history, possibly dating back to the mid 17<sup>th</sup> Century with the later Georgian extension, added Circa 1830, this majestic Country House occupies a fine site in Dentdale, within a few minutes drive of Dent village, which provides a wide range of local facilities and services.

The present owners acquired Whernside Manor about twenty years ago, from the Army, since when the majority of the house has been restored and refurbished in the style of the original periods. The extensive number of rooms, on three floors, provide plenty of scope for adaptability and flexibility of use to suit the purchasers needs.

Although presently occupied as a residence, Whernside Manor has tremendous potential for a range of alternative uses, subject to Planning Permission; Country House Hotel, Bed & Breakfast, Hostel, Outward Bound Centre or for Charitable purposes. Potential buyers are recommended to make their own enquiries about alternative uses at the Planning Authority's Offices, details of which are provided in these particulars of sale,

Inspection is strongly recommended to fully appreciate the extent of the accommodation, the potential for alternative uses, the unique character, but perhaps most importantly the absolutely stunning setting.

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- ❖ **Many original features including ornate plasterwork, moulded architraves, ceiling roses, panelled doors;**
  - ❖ **A particularly impressive Entrance Hall and Inner Hall with arches and mosaic patterned tiled floors;**
  - ❖ **Splendid, sweeping Georgian staircase;**
  - ❖ **Three spectacular, large Reception Rooms; Drawing Room; Sitting Room and Dining Room;**
  - ❖ **Library/Morning Room; T.V Room; Withdrawing Room;**
  - ❖ **Five Double Bedrooms, two En Suites on first floor;**
  - ❖ **Four Bedrooms; Three Double and a Single on second floor;**
  - ❖ **Numerous Bathrooms and Shower Rooms;**
  - ❖ **Kitchen; Utility; Scullery; Wash Rooms; Boot Room;**
  - ❖ **Bunk House, ideal for those on the nearby Dales Way;**
  - ❖ **Outbuildings, including Three Double Garages;**
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## PARTICULARS

*[All measurements are approximate]*

A sweeping drive leads to a parking area next to stone steps with a flagged footpath leading to the splendid entrance door.

**VESTIBULE ENTRANCE:** 2.81m x 1.74m (9'3" x 5'9")  
Mosaic patterned tiled floor. Architraves. A pair of doors open into the

**ENTRANCE HALL:** 3.73m x 2.79m (12'3" x 9'2")  
Picture rail. Two central heating radiators. Mosaic patterned floor. Ornate architraves. Impressive moulded timber archway into the

**INNER HALL & STAIRWELL:** 5.78m x 2.77m (19'0" x 9'1")  
Picture rail. Architraves. Similar matching door frame and panelled door into the Dining Room.

To the left of the Entrance Hall is the

**DRAWING ROOM:** 5.62m x 5.28m (18'5" x 17'4")  
East facing window overlooking the lawn with views towards Dentdale. Two central heating radiators. Picture rail. Part panelled walls. Stripped polished wood floor. Marbled fireplace, with mahogany surround, multi fuel boiler. Ornate, moulded plaster centre rose. Fitted wall lights.

**SITTING ROOM:** 5.61m x 5.33m (18'5" x 17'6")  
A superb, well presented room with two wall/display cabinets with glazed panels. Arched recess. Part panelled walls. Picture rail. Architraves. Moulded timber features. Centre ceiling rose. Tiled fireplace with heavily carved painted wood surround.

**DINING ROOM:** 5.60m x 5.38m (18'4" x 17'8")  
Stripped polished suspended timber floor. Part panelled walls. Picture rail. Ornate plaster architraves. Centre ceiling rose. Wall cupboard. Recess with moulded and panelled surround and mirror. Central heating radiators. Side window with window seat. Marble fireplace with mahogany surround.

At the far end of the Inner Hall, is a Lobby, and

**HALLWAY/STAIRWELL** 4.24m x 2.64m (13'9" x 8'7")  
Wall cupboard. Plate rail. Wooden architraves.

**SCULLERY:** 4.06m x 1.70m (13'4" x 5'7")  
Quarry tiled floor. Part tiled walls. Recess.

**KITCHEN:** 5.29m x 3.80m (17'4" x 12'6")  
Quarry tiled floor. Double stainless steel sink unit. Rangemaster Classic LPG range. Fine easterly views across the gardens and grounds.



**OFFICE:** 1.85m x 1.51m (6'1" x 4'11") Part tiled walls. Fitted shelves. Working surfaces.

**STORE ROOM:** 2.45m x 1.76m (8'0" x 5'9") Quarry tiled floor. Fitted shelves. Part tiled walls.

**LIBRARY:** 4.47m x 3.89m (14'8" x 12'9") Comfortable, pleasant, light room with an northerly aspect. Two night store heaters. Fitted wall shelves. Central heating radiator. Electric, coal effect fire inserted in the fireplace.

**REAR HALL:** 5.41m x 1.88m (17'9" x 6'2") Night store heater. Dado. Roof light with stain glass.

**REAR VESTIBULE:** 2.01m x 2.021m (6'6" x 6'6") Quarry tiled floor. Pine panelled wall. With an external access door to the rear terrace.

**W.C:** 1.73m x 0.74m (5'7" x 2'4") Wash hand basin.

**WASHROOM:** 2.93m x 2.75m (9'7" x 9'0") W.C. Wash hand basin. Part tiled walls. Panelled wall.

Door from Lobby to the **SHOWER/WET ROOM:** 2.94m x 2.26m (9'8" x 7'5") Wash hand basin. LPG fan assisted heater. Two panelled walls. Shower.

**TV ROOM:** 5.09m x 4.26m (16'8" x 14'0") Dado. Night store heater. Fireplace with marble hearth and polished carved mahogany surround. Roof light.

At the end of the Hallway, which has a dado and timber architraves is

**CLOAKROOM/BOOT ROOM:** 3.37m x 2.66m (11'1" x 8'9") Vanity unit. Pine panelled walls. Separate W.C.

**UTILITY ROOM:** 2.94m x 1.82m (9'8" x 6'0") Plumbing for a washing machine. Part tiled walls. Working surface. Roof light.

The impressive, Georgian staircase, with Half Landing and window, leads to the

## FIRST FLOOR

**LANDING:** 4.43m x 2.75m (14'6" x 9'0") Central heating radiator. Access hatch to roof void.

**MASTER BEDROOM:** 5.26m x 4.21m (17'3" x 13'10") Two central heating radiators. Window shutters. Part panelled walls. Ornate carved plastered architraves. Centre ceiling rose. Walk-in wardrobe.

**EN SUITE SHOWER ROOM:** 2.13m x 1.24m (7'0" x 4'1") Pedestal wash hand basin. W.C. Part tiled walls. Tiled floor. Shower cubicle.

On the opposite side of the Landing is



**BEDROOM No 2: 5.61m x 5.31m (18'5" x 17'5")** Dado. Ornate plaster carved architraves. Picture rail. Two central heating radiators. Ornate plaster carved ceiling rose.

**BEDROOM No 3: 3.81m x 2.79m (12'5" x 9'2")** Wall cupboard. Dado. Central heating radiator. Fine views.

From the main Landing, a passageway, with alcove recess and glass shelves, leads to

**BEDROOM No 4: 5.66m x 2.61m (18'7" x 8'6")** Dado. Picture rail. Ornate plaster carved architraves. Central heating radiator. Centre ceiling rose. Southerly aspect. Vanity unit with wash hand basin.

**HOUSE BATHROOM: 4.04m x 2.59m (13'3" x 8'5")** Tiled walls. Corner bath. Wash hand basin. W.C. Central heating radiator. Fire door to Fire Escape. Cylinder and airing cupboard with shelves.

On the opposite side of the Landing, is the

**INNER LANDING:** Wall cupboard. Fitted shelves. Panelled walls to the Inner Hallway. Picture rail. Ornate plaster carved architraves. Centre ceiling rose. Night store heater. Recess to the wall.

**BEDROOM No 5: 4.24m x 3.04m (14'0" x 10'0")** Pine dado. Pine picture rail. Pine doors. Stripped pine wall cupboard with drawers below. Central heating radiator under a pine window seat. North facing window with shutters.

**EN SUITE SHOWER ROOM: 2.68m x 1.20m (8'8" x 3'0")** With panelled walls. Wash hand basin. W.C. Shower cubicle.

**BATHROOM No 2:** Tiled walls. Pedestal wash hand basin. Bath. W.C.

Opposite the Bathroom is a glazed panelled door to the Rear Staircase.

At the far end of the Inner Landing, is the

**WITHDRAWING ROOM: 4.47m x 4.41m (14'7" x 14'5")** Oak panelled walls. Exposed beams. North facing window. Central heating radiator. Recess with shelving. Fitted wardrobes.

From the Inner Landing via a door, a secondary staircase leads to the

## SECOND FLOOR

### **LANDING.**

**WASH ROOM: 2.44m x 1.09m (8'1" x 3'6")** Two wash hand basins. W.C.

**CYLINDER ROOM: 2.44m x 2.14m (8'1" x 7'0")**

**W.C.**



Off the Landing, a door into the passageway, around which are four further Bedrooms.

**BEDROOM No 6: 5.02m x 4.09m (16'6" x 13'5")** Dormer window with fine westerly views along the valley towards Dent. Central heating radiator. Roof light. Storage space, Fitted wardrobes.

**BEDROOM No 7: 5.01m x 4.13m (16'5" x 13'6")** Dormer window with fine views. Eaves storage space. Fitted wardrobes. Wall cupboard.

**BEDROOM No 8: 4.01m x 3.39m (13'3" x 11'2")** At the rear with an external staircase via a Fire Exit Door. Exposed beams. Central heating radiator.

**BEDROOM No 9: 3.45m x 2.33m (11'4" x 7'7")** Fitted bunks. Central heating radiator. Roof light.

### CELLARS

**WINE CELLAR: 4.86m x 2.76m (16'0" x 9'1")** Fitted shelves and work surfaces.

**WORKSHOP: 5.59m x 5.21m (18'5" x 17'2")** Fitted base units and shelves. Solid floor.

**STORE ROOM: 3.02m x 2.84m (10'0" x 9'4")** Fitted shelving.

**STORE/TANK/BOILER ROOM: 5.68m x 5.34m [including Boiler Room] (18'7" x 17'6")** Flagged floor. Fitted shelves. External access floor.

### OUTSIDE

Detached stone and slate outbuildings comprising

**COAL HOUSE: 2.38m x 1.12m (7'9" x 3'7").**

**GARDEN SHED: 2.69m x 2.06m (8'9" x 6'8").**

**W.C: 1.81m x 1.68m (6'0" x 5'6").**

Around the side of the house, are two Shower Rooms.

**SHOWER ROOM No 1:** Quarry tiled floor. Part tiled walls. Wall mounted heater. Sitting area.

**SHOWER ROOM No 2:** With part tiled walls. Tiled floor. Separate W.C. Wash hand basin. Wall mounted water heater.

**FREEZER ROOM: 3.78m x 1.79m (12'5" x 5'10")** Part tiled walls. Tiled floor. Roof light.

Beyond the Outbuildings is a detached



### **BUNK HOUSE**

Block and stone and slate built.

**ENTRANCE PORCH:** 1.95m x 0.96m (6'4" x 3'2")

**DRYING ROOM:** 1.42m x 0.87m (4'7" x 2'9")

**ENTRANCE LOBBY.**

**W.C:** 1.55m x 1.19m (5'1" x 3'9") With wash hand basin.

**KITCHEN/DINING AREA:** 3.54m x 4.14m (11'7" x 13'7")  
Double stainless steel sink unit. Fitted shelves. Work surfaces.

**BUNK AREA:** 5.39m x 2.41m (17'8" x 8'0") Fitted bunks.

On the opposite side of the driveway is a

**GYMNASIUM/GENERAL PURPOSE STORE:** 7.12m x 7.10m (23'5" x 23'4")

At the far end of the driveway, through an avenue of Sycamores, is the lower ground floor of a detached large Barn with three Garages.

**GARAGE No 1: [Left]** 5.75m x 2.80m (19'0" x 9'3") Fitted shelves.

**GARAGE No 2: [Centre]** 6.04m x 3.19m (20'0" x 10'5")

**GARAGE No 3: [Right]** 6.06m x 2.83m (20'0" x 9'3")

All Garages have double access doors.

In front of the Barn is a detached

**OUTHOUSE:** Stone built with slate roof, formerly used as a Bunk Barn with a lean-to two store.

### **GARDENS & GROUNDS**

The extensive lawned gardens and grounds contain a fine variety of hardwood and softwood trees, including Oak, Beech, Larch and Sycamore and slope gently up towards the southerly boundary.

The formal gardens are to the side of the entrance drive.

Raised lawn and borders around the northerly and westerly elevations.

Front garden contains a fountain installed to commemorate William and Kate's wedding.



A fine array of spring bulbs, including snowdrops and daffodils. Beyond the front garden and fountain, an opening in the stone wall leads to the paddock which slopes up towards the southerly boundary. A footpath alongside the paddock leads gently up towards the woodland, at the far end of the paddock, with a variety of hardwood trees, including Oak, Ash, Holly, Sycamore and Hazel.

There are magnificent views along the valley towards Dentdale from the front garden.

**SUMMERHOUSE:** Timber built with porch. To the left of the entrance drive.

#### **LPG TANK. OIL TANK**

The whole extends to about 4.71 Acres as shown edged red on the Sale Plan herewith.

#### **LOCATION**

Entering Dent Village, from the direction of Sedbergh, passing through the cobbled street, at the crossroads in the centre of the village, turn right.

Continue along the road for approximately 1.5 miles and Whernside Manor is on the right hand side, just past the Chapel and the turning to Rigg End, Blake Rigg and Hingabank.

The precise location and extent are shown on the Sale Plan.

Sedbergh, with all the associated amenities and facilities, is approximately 15 minutes drive. The M6, Junction 37 is approximately 20 minutes. Dent railway station is approximately 3.5 miles.

**TENURE & POSSESSION:** Freehold. Vacant possession on completion.

**FIXTURES/FITTINGS/FURNISHINGS:** All fixtures are included. All fittings referred to in the particulars are included. All other items of household effects, furnishings, materials and equipment are excluded.

**SERVICES:** Mains electricity. Private drainage system. Private water supplies; original shared water supply and bore hole. Oil fired central heating.

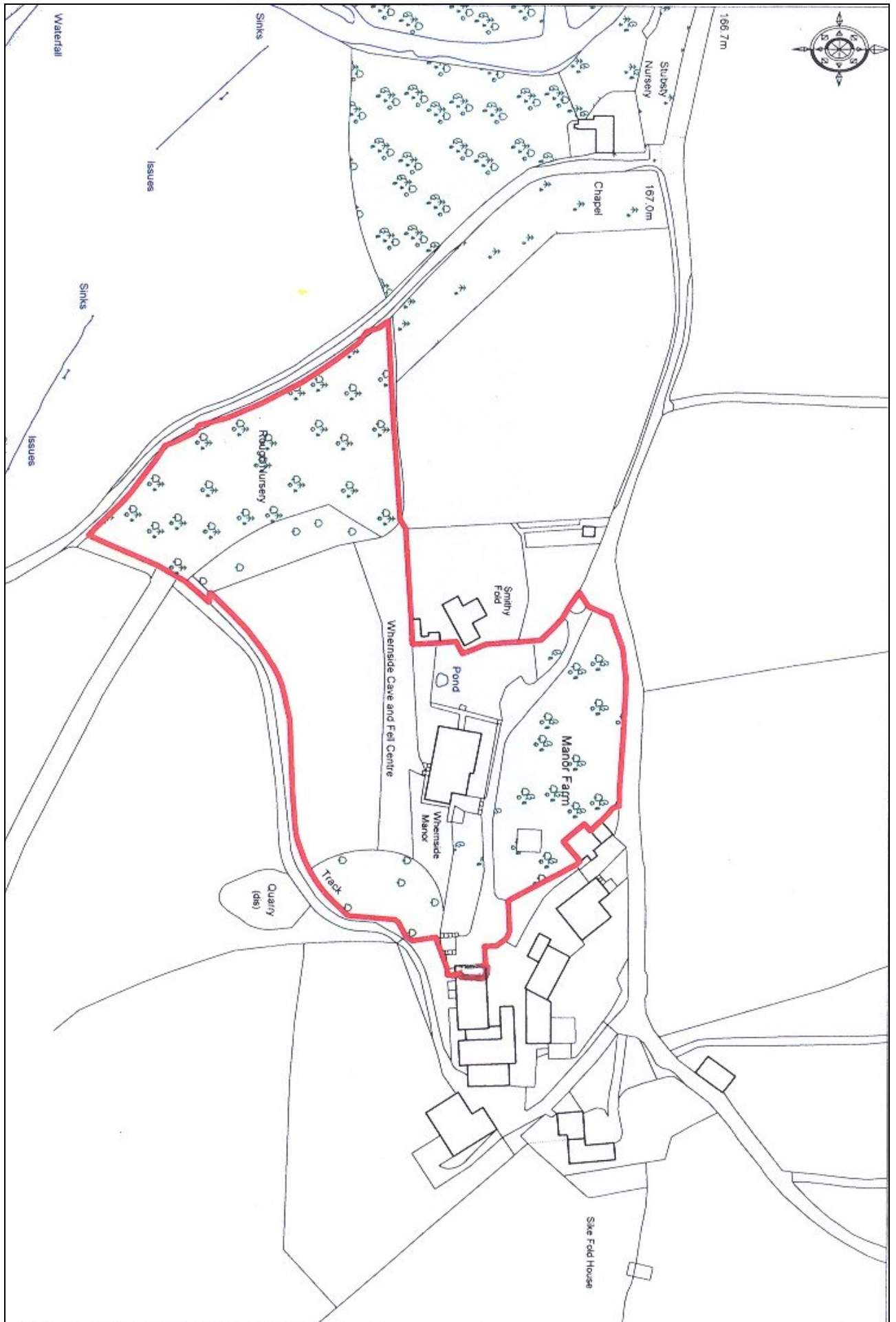
**COUNCIL TAX:** Band ' G '

**LOCAL AUTHORITY:** South Lakeland District Council: 01539 733333

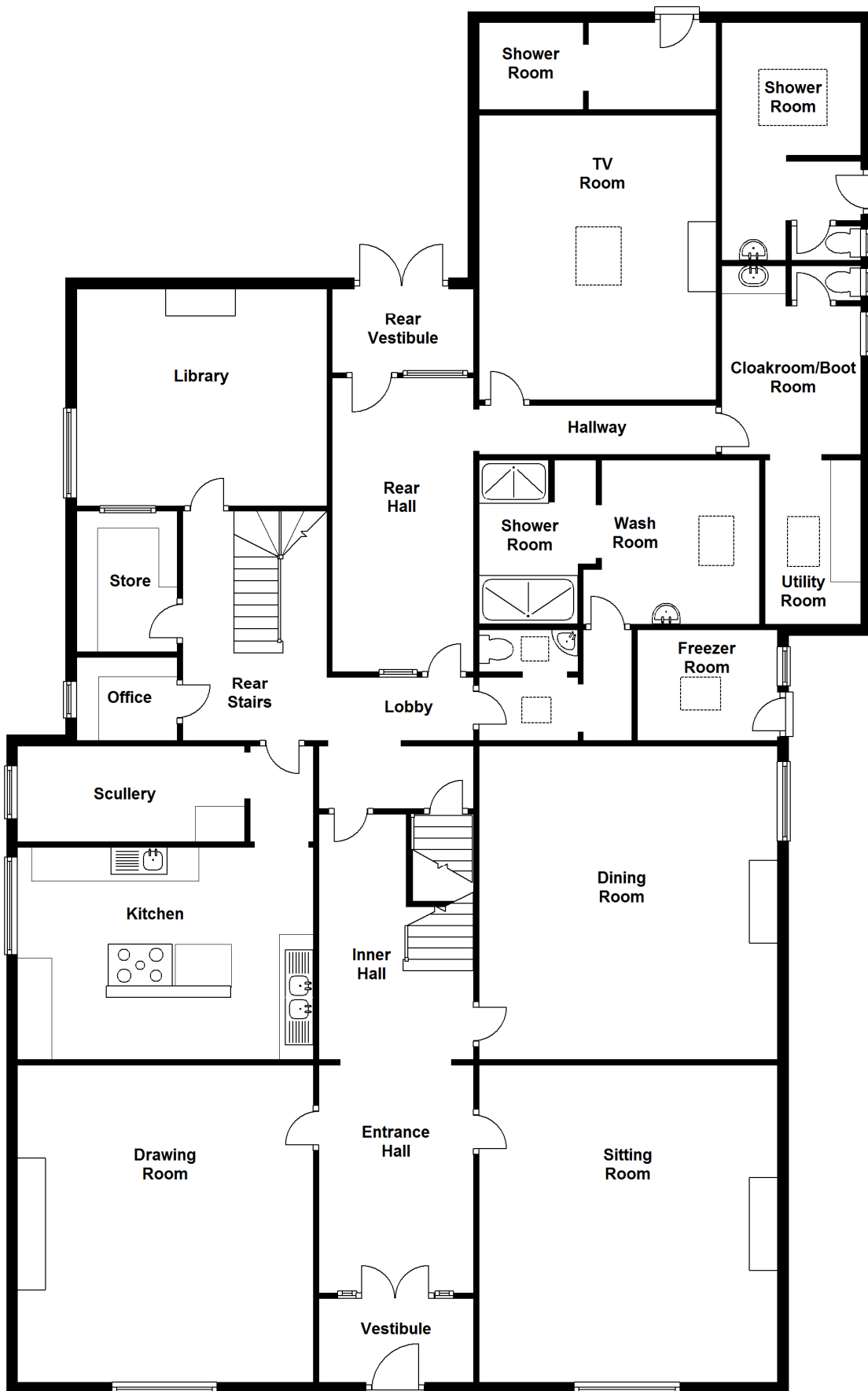
**PLANNING AUTHORITY:** Yorkshire Dales National Park Authority: 01969 650456.

**VIEWING:** All viewings will be accompanied. Please contact our Kendal office.

# SALE PLAN



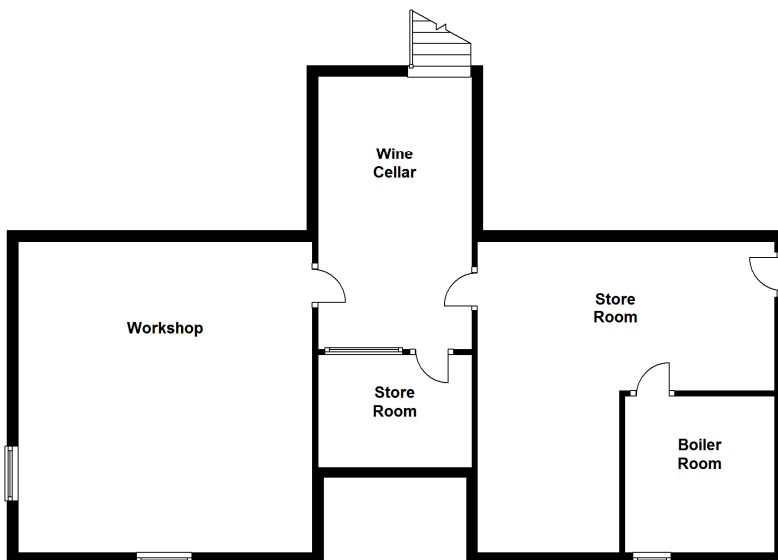
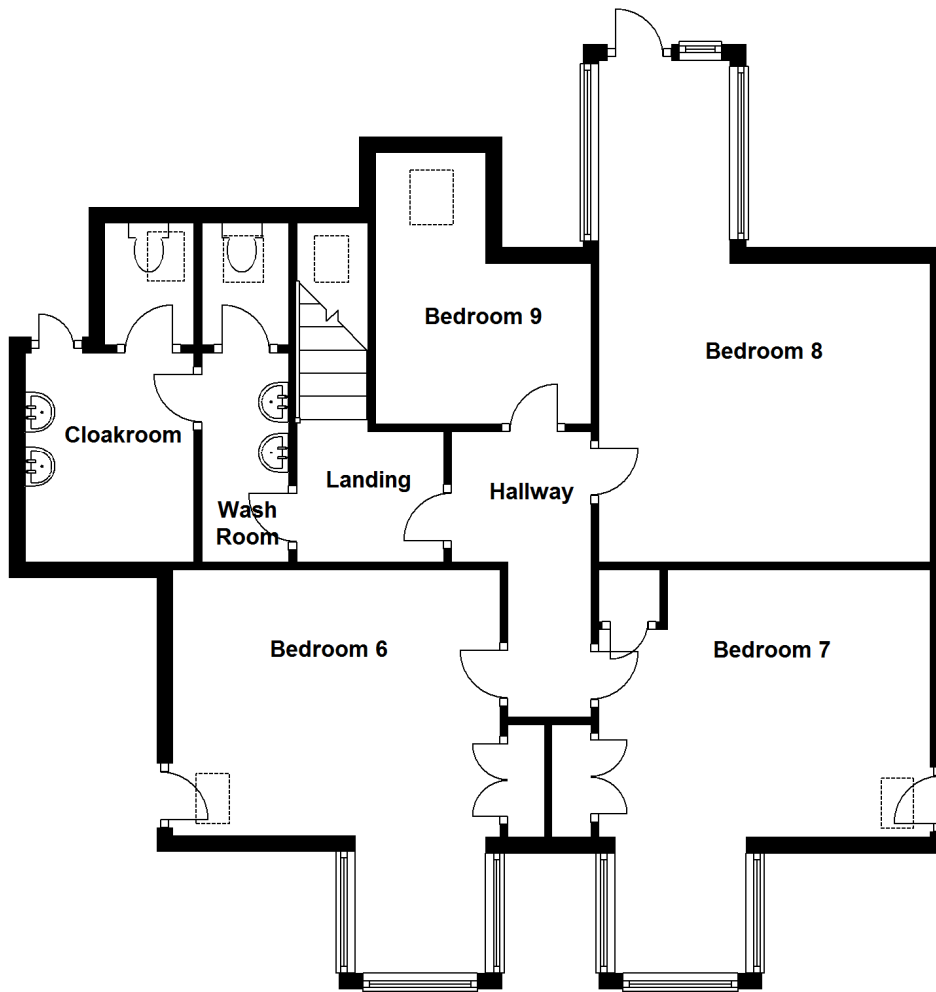
# Ground Floor



# First Floor



## Second Floor



36 Finkle Street, Kendal, Cumbria, LA9 4AB  
Tel: 01539 721375 Fax: 01539 732600

Email: [kendal@mclhodgson.co.uk](mailto:kendal@mclhodgson.co.uk)

Also at Grange-over-Sands. Tel: 015395 33302