

2 Docker Cottage

Arkholme, Carnforth, Lancashire, LA6 1AP

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£700 Per calendar month

This spacious and rural 3 bedroom home is available to rent now!

The home has been updated throughout and includes a new bathroom, kitchen and carpets both on the ground and first floor.

The living room offers a wood-burning stove which is a welcoming addition, especially in those winter months.

Let us know what you think!

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A brief description

As stated previously, this home has been updated throughout. Step through the front door into the hallway where you are greeted by the kitchen straight ahead of you, the living room to the right and the stairs to the first floor.

There are 3 bedrooms, 2 of which are doubles along with the family bathroom and a lovely little window seat on the top of the landing where you can sit and watch the animals in the field behind you.

There is a small garden to the front of the property and an elevated garden to the rear.

Key Features

- Wood burning stove
- Electric storage heating
- New carpets throughout
- Close to the villages of Borwick,Whittington and Arkholme
- Free transport via the local council for the schools
- Available now
- EPC
- Council tax band C
- Downstairs w/c



Where is Docker Cottage located?

This lovely home is located in Arkholme which is around 15 minute drive from both Kirkby Lonsdale and Borwick/Carnforth. Country lanes take you to this home so if you like a rural location with wildlife on your doorstep then this is the home for you.

Local supermarkets such as Tesco and Aldi are located in Carnforth town center along with convenience stores, pubs and restaurants.

The nearest schools would be Arkholme, Hornby and Kirkby Lonsdale primary schools and QES in Kirkby Lonsdale or Carnforth high school in Carnforth. There is also free transport to the schools covered by the local council. Arkholme also has a village pub, closed for refurbishment but due to open shortly.



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The ground floor

Once you have entered the hallway you will find the kitchen straight ahead of you. This kitchen is new and modern sleek units fitted in cream. The hob is electric and the oven is also electric. There are lots of cupboards for storage and cream patterned tiles complement the kitchen really well creating an overall crisp light and bright area to entertain and cook.

The window looks out over the back garden and fields. The electric meter box is also in the kitchen located on the wall.

Beyond the kitchen is a downstairs w/c and a separate utility room that comes with a washing machine and tumble dryer. There is also room in here for a second fridge or maybe bikes to be stored and access to the rear garden is found here also.

The living room is a great space for the family to sit and chat about the day they have all had together then cozy up in front of the tv to watch a movie with that super wood burning stove roaring away in the winter months.

The property has access to B4RN the rural internet supplier.

The three windows allow ample natural light to enter and fill the room.

The first floor

Up the stairs is where we will find the three bedrooms and the family bathroom.

I really love the little seating snug here... Somewhere you can sit and gather your thoughts.

The first bedroom is a double with a walk-in closet, perfect for hanging those clothes and lining up your shoes and bags.

Bedroom two is a slightly smaller double with a built-in storage cupboard over the stairs. why not add some rails in there and create a wardrobe, saving space in the bedroom for other items of furniture.

The bathroom is new and features a 3 piece suit with an overhead electric shower. The suite is crisp and white with tiles, floor to ceiling making this room really easy to wipe down and keep clean. A frosted window allows for privacy as well as light.

The gardens to the front and rear

The front of the home has a little garden with a small rockery for easily maintainable plants. The garden follows around the side of the home to the back garden which is elevated and looks out over the fields. It is low maintenance and just a nice size to keep on top of.

Cost Information

Chamberlain Property Management are part of UKALA who provide them with CMP insurance and are part of the Property Redress Scheme

We may charge a tenant any or all of the following when required:

1. The rent
2. A security deposit with a maximum of 5 weeks rent, or 6 weeks on a property with rent over £50,000 per year
3. Default fee for late payment of rent (after 14 days)
4. Reasonable charges for lost keys or security fobs
5. Payments associated with contract variation, at £50 or reasonable costs incurred if higher, when requested by the tenant
6. Payments associated with early termination of the tenancy, when requested by the tenant
7. Payments in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.

Important information about the septic tank

The septic tank should be used with ECO friendly detergent such as ecover and NOT BLEACH. No sanitary products or baby wipes are to be flushed down the system.

What we like

I love space this home has to offer. The kitchen is a perfect size to prepare and cook food, the pantry is a fabulous addition and then there's the utility room. Everyone loves a pantry right?



Extra Information

Recently updated throughout

3 bedrooms

Downstairs w/c

Pantry off the kitchen for extra storage

A utility room for washing clothes ...Washing machine and tumble dryer inclusive

Quiet and peaceful rural location

Water is from a septic tank-no water rates!

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