

**WILKES  
GREEN  
HILL**

Residential  
Estate Agents  
Letting Agents

## **The Dairy, Tirril Farm Cottages, Tirril, Cumbria, CA10 2JE**



- **Single Storey Barn Conversion**
- **Desirable Village Location Between Penrith and Ullswater**
- **Open Plan Kitchen + Living Room**
- **2 Double Bedrooms + Shower/Wet Room**
- **Oil Fired Central Heating + Double Glazing**
- **Suitable For Wheelchair Users**
- **Available Part Furnished if Required**
- **EPC Rate - C. Council Tax Band - B**
- **Sorry No Pets**

**PCM £650 PCM**

In a desirable village between Penrith and Ullswater, The Dairy is a single storey barn conversion in a courtyard of similar properties and has a Living Room open into the Kitchen, 2 Double Bedrooms, a Shower/Wet Room and a Paved Forecourt. There is Off Road Parking. EPC Rate C. Sorry no Pets

### **Location**

From Penrith, head South on the A6 and drive through Eamont Bridge. At the mini roundabout by the Crown Hotel, turn right, signposted to Tirril and Pooley Bridge. On entering the village of Tirril turn left at the small green and drive up the hill to Tirril Farm Cottages.

### **Amenities**

Tirril is located between Penrith and Lake Ullswater, just outside the Lake District National Park and is within easy reach of the Lakeland Fells. In the village of Tirril there is a public house, a village hall and a church nearby in Barton. In the village of Yanwath there is a primary school. All main facilities are in Penrith. Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

### **Services**

Mains water, drainage and electricity are connected to the property. Heating is from an oil boiler for central heating and domestic hot water. Council Tax Band B

The council tax is band B

### **Viewing**

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

## **ACCOMMODATION**

### **Front Entrance**

#### **Hall**

Having a radiator.

**Open Plan Kitchen Living room 22' 10"2 narrowest x12'7 (6.71m 3.10m narrowest x3.84m )**

#### **Living Area**

Having a double radiator, a TV point and a telephone point





## Kitchen

Fitted with a range of base and wall units including an electric built in oven and grill and hob, a built in fridge and freezer, sink with single drainer and mixer taps, tiled splash back.



## Bedroom 1 9'1x13'2 (2.77mx4.01m)

Having a built in wardrobe and a cupboard housing oil fired boiler for the central heating and hot water. There is a radiator and a double glazed window to the rear.



## Bedroom 2 9'11x13 (3.02mx3.96m)

There is a built in wardrobe, a radiator and a double glazed window to the front.



### **Shower/Wet room 8'11 x 6'2 (2.72m x 1.88m)**

Having moulded flooring with a drain point, an electric shower over the the walls are marine boarded. There is a wash basin, a toilet a shaver socket/light, an extractor fan and a double glazed window.



### **Outside**

To the front of The Dairy is a small flagged forecourt.

There is a communal area for bins and recycling, parking.



### **Fees**

On signing the tenancy agreement you will be required to pay:

Rent £ 630.00

Refundable tenancy deposit: £0

#### **FEES DURING YOUR TENANCY:**

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)

Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base

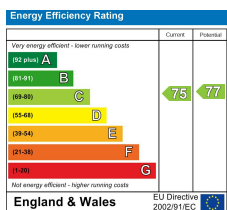
for each date that the payment is outstanding and applies to rent

which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID: A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark



Email - [info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
 Visit our Website - [www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

#### Disclaimer

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Wilkes-Green + Hill Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

#### Data Protection

We retain the copyright in all advertising material used to market this Property.

9 + 10 Angel Lane  
 Penrith  
 Cumbria  
 CA11 7BP

T: 01768 867999  
 F: 01768 895033  
[info@wilkesgreenhill.co.uk](mailto:info@wilkesgreenhill.co.uk)  
[www.wilkesgreenhill.co.uk](http://www.wilkesgreenhill.co.uk)

Registered in England and Wales No. 3210913  
 Registered Office: 9 + 10 Angel Lane, Penrith

