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Residential
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Letting Agents

Old Farm Cottage, Carleton, Penrith, CA11 8SW



- **Detached Cottage in a Secluded Position**
- **Superb Open Views yet Only 1.78 miles from the Town Centre**
- **Lounge Dining Room + Breakfast Kitchen**
- **2 Double Bedrooms + First Floor Bathroom with Separate Shower Enclosure**
- **Oil Fired Central Heating via a Condensing Boiler**
- **Adjoining Garage. Low Maintenance Forecourt Garden with Off Road Parking**
- **Sorry No Pets**
- **EPC - E, Council Tax Band - C**

PCM £900 PCM

Situated just over 1.7 miles from Penrith town centre in an elevated position with superb views across Penrith and the surrounding countryside, Old Farm Cottage is a traditional sandstone home with accommodation comprising: Breakfast Kitchen with Pantry, Living Room with Open Fire, 2 Double Bedrooms and a spacious first floor Bathroom with both a bath and a shower. Outside there is a Gravelled Forecourt giving Off Road Parking and an Outdoor Seating Area. There is an Adjoining Garage. The property also benefits from Oil Central Heating and Double Glazing.

Location

From Penrith town centre, head South on King Street and turn left at the traffic lights into Roper Street, which becomes Carleton Road. Drive up to the T-junction and turn left on the A686. Take the first left turn by Frame and Swift Veterinary Centre onto Carleton Hill Road. Follow the road for approximately 0.5 mile and where the road takes a left hand bend, turn right, effectively straight ahead, Old Farm Cottage is the first property on the left.

Amenities Penrith

Penrith is a popular market town, having excellent transport links through the M6, A66, A1 and the main West coast railway line. There is a population of around 15,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. 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 a new oil boiler providing central heating and hot water. Council tax band C.

Fees

Please note that to be able to meet the affordability criteria the household gross income of a prospective tenant(s) will need to be 3 times the rental amount.

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

Rent £900

Refundable tenancy deposit: £1035

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)

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Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

A broad wood panel door opens into the;

Breakfast Kitchen 11'10 x 12'8 (3.61m x 3.86m)

Fitted with white fronted units and a slate effect work surface incorporating a stainless steel 1.5 bowl single drainer sink with mixer taps. There is space for an electric cooker, plumbing for a washing machine and a walk in pantry with light and shelving. A uPVC double glazed window to the front enjoys the superb open outlook across the surrounding countryside and a door opens to the;



Living Room 15'11 x 11'11 (4.85m x 3.63m)

Having an open fireplace is set in a cast iron surround with tiled insets and hearth. There is a radiator, a TV point and 2 double glazed windows to the front benefitting from the views. A door leads to the stairs to the;



Landing

A wall cupboard houses the electric meter and consumer unit. There is a uPVC double glazed window, a single radiator and a built in airing cupboard above the stairwell with a radiator and shelves.

Bedroom One 15'11 x 12' (4.85m x 3.66m)

A double glazed window to the front enjoys the view and there is a double radiator and a ceiling trap to the loft space.



Bedroom Two 9'7 x 11'11 (2.92m x 3.63m)

A double glazed window to the front benefits from the open view and there is a double radiator.



Bathroom 10' x 8'5 (3.05m x 2.57m)

Fitted with a bath, a wash basin, a toilet and a separate shower enclosure with a mains fed shower. There is a double radiator, an extractor fan and uPVC double glazed windows to the front and rear. Low level doors give access to an eaves storage cupboard.



Outside

Across the front of the cottage is a gravelled forecourt garden allowing off road parking and space for garden furniture in order to take full advantage of the superb open outlook.

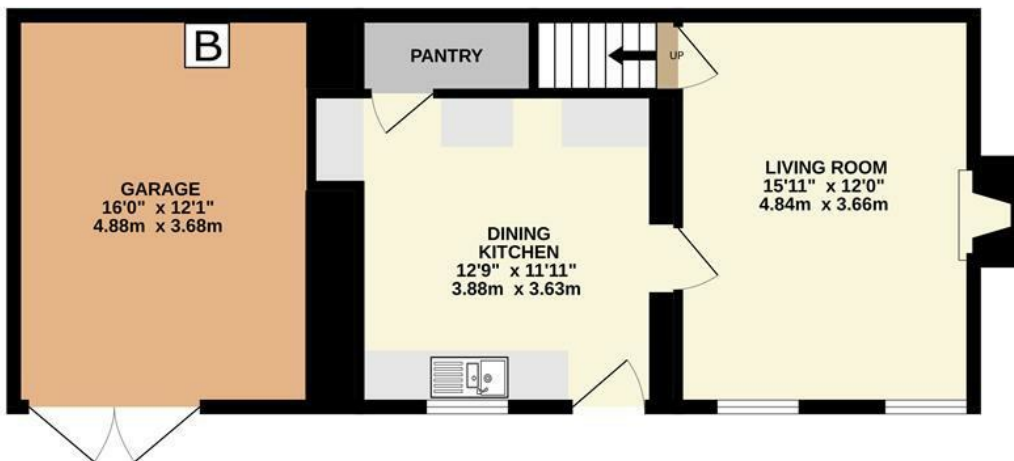
Adjoining the cottage is a;



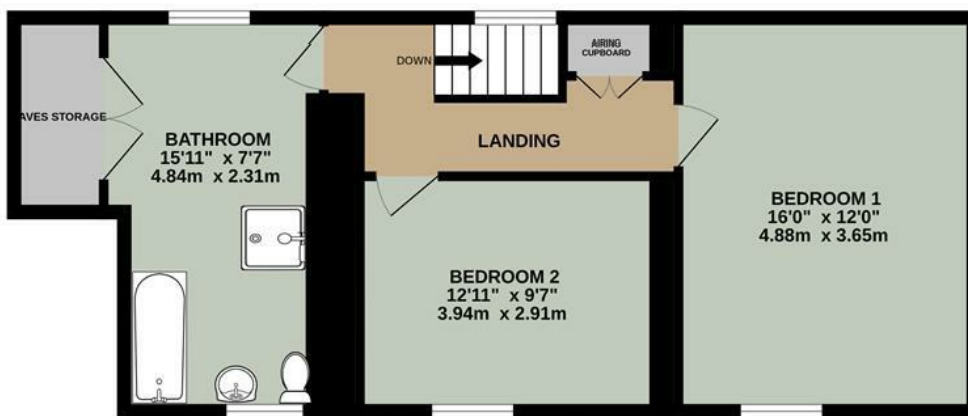
Garage 16' x 21' (4.88m x 6.40m)

With double wooden doors, a light and also housing a Worcester oil fired condensing boiler providing the hot water and central heating.

GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

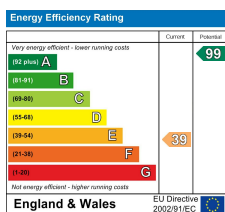


1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1128 sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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