

Coach House, Station Road, Cliburn, Penrith, CA10 3AE



- **Converted Former Coach House in a Peaceful Rural Location**
- **6.4 Miles from the Centre of Penrith**
- **Living Room, Sitting Room, Dining Hall, Dining Kitchen, Utility Room + Cloakroom**
- **Four Double Bedrooms, Two En-Suite Shower Rooms + House Bathroom**
- **Oil Fired Underfloor Central Heating + Double Glazing**
- **Off Road Parking + Garden**
- **Council Tax Band - E. EPC - E**

Per month £1,550 Per month

Location

From Penrith Centre, head South on King Street to the Kemplay Foot roundabout and take the 3rd Exit on the A6, signposted to Shap. drive through Eamont Bridge, Past Brougham and turn left, signposted to Cliburn, Morland and Bolton. Drive into the village of Cliburn and at the cross roads, turn left signposted to Temple Sowerby, follow the road for 0.4 mile, Coach House is on the left hand side, through a pair of electric gates to a shared driveway. follow the drive to the right, Coach House is the second property is the first property on the left. Please park on the right near the wooden building.

The What3words position is; bullion.producers.handyman

Amenities

Cliburn is a mixed village, with a traditional farming base and is close to: Penrith, Appleby and the Lake District and Westmorland Dales National Parks. 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 by fuel oil.

Fees

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

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

Rent £1550

Refundable tenancy deposit: £0

FEES DURING YOUR TENANCY:

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

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

Entrance

The natural entrance is from the rear of the property next to the parking area and through a part double glazed door to the;

Utility Room

Fitted with pine fronted units and a wooden worksurface with under mounted Belfast sink and mixer tap and there is plumbing for a washing machine. The floor is stone with underfloor heating and plank doors lead off to an airing cupboard housing the pressurised hot water tank, to the WC fitted with a toilet and wash basin and to the;



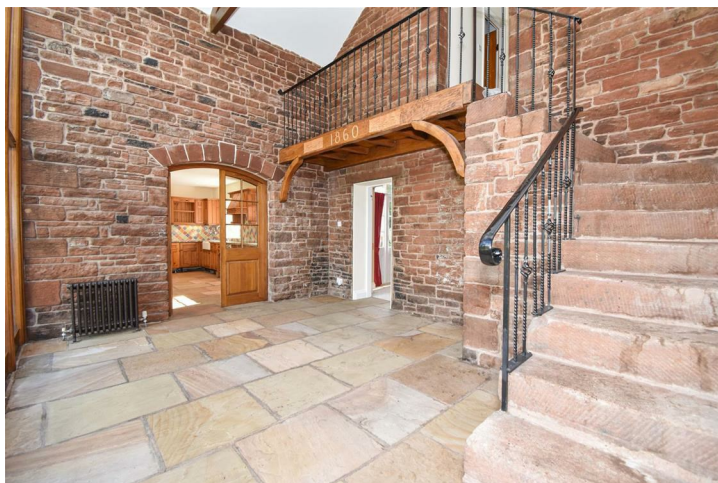
Kitchen

Fitted with pine fronted units and a granite work surface incorporating an under mounted Belfast sink with mixer tap and tiled splashback. There is a slot in electric cooker with induction hob, an integrated fridge, freezer and dishwasher. The ceiling has recessed downlights, the floor is natural Stone with underfloor heating and double glazed windows faced to the front and rear. Double doors open to the;



Dining Hall

Being open to the full height with a glazed wall overlooking the garden and double doors opening onto the terrace. There are exposed stone walls to three sides, exposed timbers to the roof and stone steps to a gallery landing with ironwork railings around. A plank door opens to;



Reception Room One

Having exposed stonework to one wall, and Inglenook fireplace with a pot bellied stove and an arched glazed coach entrance with double doors opening onto the courtyard. A plank door opens to the;



Reception Room Two

Having a feature cast iron fireplace and two double glazed windows overlooking the courtyard. A planked door opens to the;



Ground Floor-Bedroom

Having double glazed windows to two sides, a recessed wardrobe and a door to the;



Ensuite

Fitted with a toilet, a wash basin with cabinet below and a shower enclosure with a mains fed shower. The walls are tiled and there is an electric heated towel rail and an extractor fan.



First Floor-Landing

Glazed barn vents give natural light and planked doors lead off.

Bedroom One

Having double glazed windows to two sides and a ceiling fan. A door opens to;



Ensuite

Fitted with a toilet, a wash basin with cabinet below and a shower enclosure with mains fed shower. The walls are fully tiled and there is an electric heated towel rail a shaver socket and an extractor fan.



Bedroom Two

A double glazed window looks out over the courtyard.



Bedroom three

A double glazed window looks out over the courtyard.



Bathroom

Fitted with a toilet, a wash basin with cabinet below and a panelled bath. The walls are tiled and there is a heated towel rail and an extractor fan.



Outside

The coach house is accessed from a private driveway leading from the main road to a parking and turning area suitable for 3 to 4 cars.

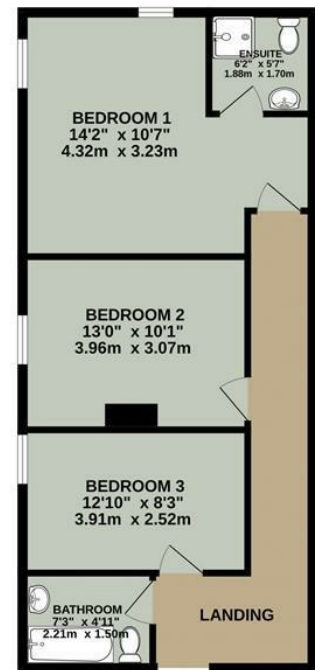
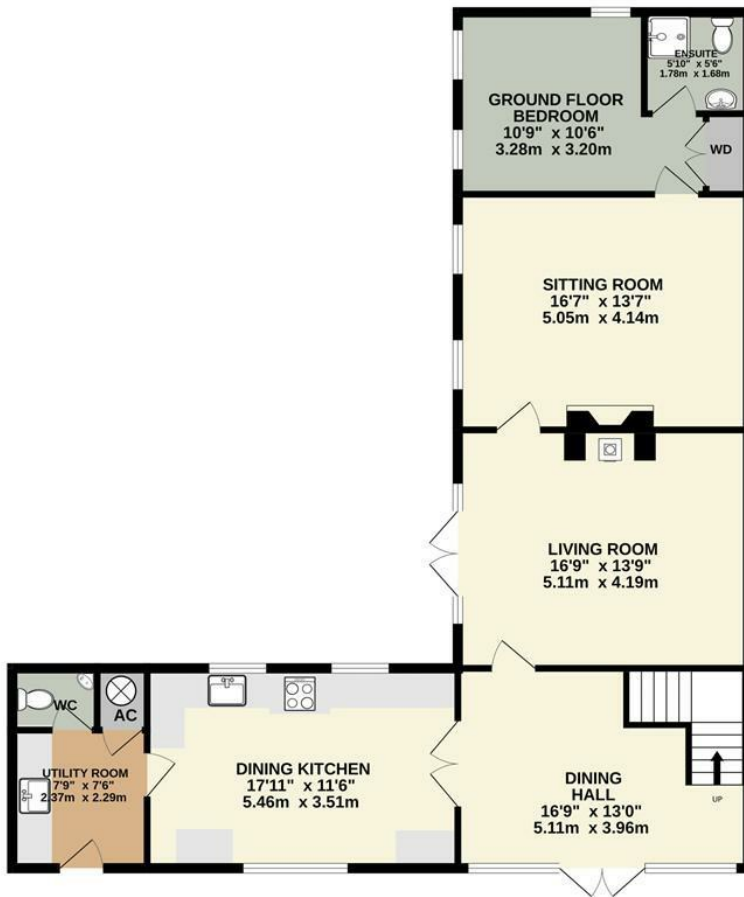
Between the Coach House and Dove cottage is a block paved courtyard.

To one side of the coach house is a garden area to lawn with a stone flagged terrace across and a wooden gazebo with seating to one corner.



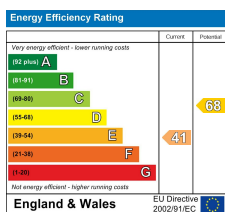
GROUND FLOOR
1110 sq.ft. (103.1 sq.m.) approx.

1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 1740 sq.ft. (161.6 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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