



SOUTH LODGE

Mirehouse, Keswick, CA12 4QE

BRIEF RESUME:

A delightful two bedroomed property, situated in lovely surroundings within the grounds of Mirehouse and Gardens and within close walking distance of Bassenthwaite Lake, but just a short drive from Keswick town on the A591.

It is expected that the successful tenant will undertake work for the landlord checking tickets to the Gardens, but a separate arrangement will be made with regarding financial remuneration for the work carried out. The tenancy will therefore be of interest to persons with the necessary time available when the gardens are open to the public.

ACCOMMODATION:

Ground Floor: Entrance Hall; Reception Room 1, with bay window, open fire with slate hearth and surround, plus storage cupboard housing the hot water tank; Reception Room 2; having a multi fuel stove; Kitchen with newly fitted wall and base units, sink and drainer, fitted electric oven and ceramic hob with extractor above and shelved larder; Bathroom with w/c, wash hand basin, bidet and bath with electric Mira shower over; Bedroom 1; Bedroom 2 with shelved recess.

OUTSIDE:

Enclosed Garden to the rear, laid to lawns and shrubs. Spacious Garage with light and power. Coal Store.

SERVICES:

Mains electricity. Electric night storage heating. Private water supply and drainage. TV and telephone points.

COUNCIL TAX:

According to the Cumberland Council website, it states that the property lies in band ‘D’, the Council Tax for the year 2025/2026 being £2,499.03.

EPC:

This property has an EPC exception.

RENT:

A rent of £700 per calendar month, exclusive of outgoings, is expected for the property.

DEPOSIT:

A deposit of £800 will be payable at the beginning of the tenancy.

BROADBAND COVERAGE:

CA12 4NW Broadband	
FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	X
Fibre (FTTC or FTTH or Cable or G.Fast)	X
Wireless	✓
LLU	X
ADSL2+	X
ADSL	X

MOBILE PHONE COVERAGE:

		Voice	3G	4G	5G
Vodafone	Indoor	✓	X	✓	X
	Outdoor	✓	X	✓	X
Three	Indoor	✓	X	X	X
	Outdoor	✓	X	✓	X
EE	Indoor	✓	X	✓	✓
	Outdoor	✓	X	✓	✓
O2	Indoor	✓	✓	✓	X
	Outdoor	✓	✓	✓	X

TENANCY AGREEMENT:

The tenant will sign a standard Assured Shorthold Tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the office.

VIEWINGS:

By appointment with Edwin Thompson.

APPLICATIONS:

Application forms are available from the Keswick Office, or by email and post upon request.

The successful applicant will be asked to pay a holding deposit of £160 equal to 1 weeks rent. This will be used towards the first month's rent if the referencing is successful.

The deposit is non-refundable if the tenant withdraws their application or fails to give accurate information on their application forms.

Notes:

- The tenant is responsible for maintenance of the gardens.
- It is expected that the successful tenant will collect tickets from visitors to Mirehouse and Gardens, for which a separate arrangement will be made with regard to financial remuneration.



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