

PKK

The Lodge, Skirwith, Penrith, Cumbria CA10 1RH

Rent: £975 pcm





LOCATION

Skirwith is a small mixed farming and residential village, with a handsome church and village hall. The larger village of Langwathby, just over two miles away, provides shop/post office, thriving primary school, public house and a railway station on the scenic Settle to Carlisle line. Other neighbouring villages also provide cricket and bowling clubs, and the surrounding countryside offers some wonderful walking. There is a voluntary bus service (The Fellrunner) which serves Penrith, Carlisle and local villages on a regular, if limited, timetable.

PROPERTY DESCRIPTION

An extremely well presented period property, with beautiful accommodation including two bedrooms, both with ensuite facilities, generous gardens and parking, all of which is complemented by delightful rural views.

The Lodge has been lovingly maintained, providing prospective tenants with a delightful home to enjoy. With gardens largely laid to lawn and offroad parking, the property briefly comprises entrance hall, cloakroom/WC, dual aspect living room with beautiful inglenook fireplace housing a wood burning stove, well equipped kitchen, sun room/dining room, a ground floor bedroom with newly fitted ensuite and a further bedroom to the first floor, complete with integral wardrobe and ensuite facilities.

Enjoying countryside views from all aspects, this is an exciting opportunity to reside in a charming property, very well presented and with deceptively generous accommodation.

ACCOMMODATION

Entrance Hall

Accessed via an arched wooden door. Stairs to the first floor with window on the staircase, sandstone flagged flooring, radiator and doors giving access to the living room and the cloakroom/WC.

Cloakroom/WC

Fitted with a WC and wash hand basin, small storage area, flagged flooring and rear aspect window.

Living Room

3.6m x 5.25m (11' 10" x 17' 3") With a beautiful inglenook fireplace housing a wood burning stove, a combination of flagged sandstone and carpeted flooring, radiator and inset ceiling spotlights. A glazed door leads out to the private rear patio with a further door to the kitchen and a rear aspect window with window seat enjoying attractive views over the garden.

Kitchen

3.56m x 3.03m (11' 8" x 9' 11") Fitted with a range of wall and base units with complementary solid wood work surfacing, incorporating 1.5 bowl stainless steel sink and drainer nit with mixer tap and tiled splashbacks. Newly installed, integrated double oven with hob and extractor over, pantry cupboard, integrated dishwasher and fridge freezer. Tiled flooring, inset ceiling spotlights, window and opening up into a dining/sun room.

Dining/Sun Room

2.91m x 2.85m (9' 7" x 9' 4") With tiled flooring, patio doors leading out to the private patio to the rear, radiator and door to the ground floor bedroom.

Bedroom 1

3.51m x 3.12m (11' 6" x 10' 3") With vaulted ceiling and inset ceiling spotlights, an attractive dual aspect bedroom with radiator, patio doors leading outside and a door to the ensuite.

Ensuite Shower Room

Fitted with a newly installed three piece suite comprising panelled shower cubicle with mains shower, WC and wash hand basin. Velux window, further window and vertical heated chrome towel rail.

FIRST FLOOR

Bedroom 2

3.46m x 3.45m (11' 4" x 11' 4") A good sized double bedroom enjoying a lovely open outlook. With vaulted ceiling and inset ceiling spotlights, fitted wardrobe with a door leading to a further wardrobe/storage cupboard, radiator and door to the ensuite.

Ensuite Bathroom

Fitted with a three piece suite comprising bath with mains shower over and fitted shower screen, WC and wash hand basin, part tiled walls, heated towel rail , window and newly fitted laminate flooring.

EXTERNALLY

Gardens and Parking

A generous lawned garden wraps around the property with sandstone flagged patio and housing the oil tank, with a gravelled area beyond the garden providing offroad parking for several vehicles.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: E

Rental: £975 PCM plus all other outgoings.

Deposit: Equal to one month's rent.

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

LETTING DETAILS

Main electricity, water & drainage. Oil fired central heating and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

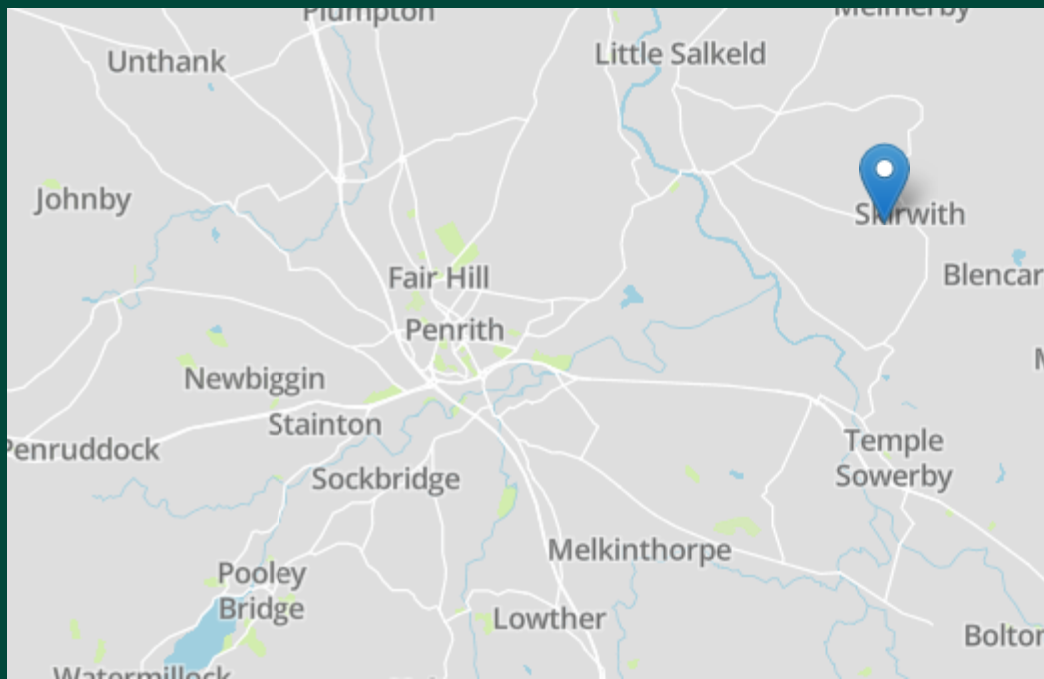
Council Tax: Band C

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking - left.tweezers.downs

From Penrith take the A686 through Langwathby, then take the first right hand turn signed Skirwith. Continue on this road towards Skirwith for just over 2 miles and the property can be found on the right hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC 