

TO LET:

Streetgate Cottage, Lamplugh, Cumbria, CA14 4TT

A rare opportunity has come up to rent a three bedroomed cottage in Lamplugh located next to a working farm. The property is of stone construction and benefits from double glazing throughout, large bedrooms and great garden space. Pets considered and available from start of May 2026.

The Accommodation briefly comprises:

ON THE GROUND FLOOR: Entering from the back door, you walk straight into the galley **Kitchen:** comprising of base units, single drainer sink, electric cooker and hob and space for a washing machine. Two steps up from the kitchen leads to a characteristic **dining area** featuring the original house stone. To your left you have a large spacious **Living Room** with an open fire with slate hearth and benefitting from large oak beams and some original features. Leading to the bottom of the stone staircase is a **downstairs WC** and side door leading to the garden.

ON THE FIRST FLOOR: Halfway up the stone stairs is **Bedroom 1**, a small double room with views over the garden. Carrying on up the stairs you come to the **Bathroom**, comprising of wash basin, WC and bath with a shower over. **Bedroom 2:** Double with views to the front and then onto the **Master Bedroom**, King size room with four poster bed and views to the front and fells beyond.

OUTSIDE: Large, fenced grass area
Parking for 3 cars
Spacious stone outhouse

SERVICES: Mains electricity, water and gas.
Radiators throughout.
TV and telephone points

COUNCIL TAX: According to the Cumberland Council website, it states that the property lies in band 'E', the Council Tax for the year 2025/2026 being £2,893.16.

EPC: A copy of the Energy Performance Certificate is available for viewing at Edwin Thompson's Office.

BROADBAND COVERAGE:

CA14 4TT Broadband	
FTTH/FTTP	X
Ultrafast Broadband (>=100 Mbps)	X
Superfast Broadband (>24 Mbps)	X
Fibre (FTTC or FTTH or Cable or G.Fast)	✓
Fixed Wireless	X
LLU	✓
ADSL2+	✓
ADSL	✓

MOBILE PHONE COVERAGE:

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

RENT: A rent of £800 per calendar month, exclusive of outgoings, is expected for the property.

DEPOSIT: A deposit of £920 will be payable at the beginning of the tenancy.

TENANCY AGREEMENT: The tenant will sign a standard Assured Periodic 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 £185 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.