

Edwin
Thompson



TO LET
HAVERCROFT

Lamplugh, Cockermouth CA14 4TT



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Cockermouth
6.4 miles

Workington
8.1 miles

Keswick
18.7 miles

(all distances are approximate)

What3Words:///nation.alike.coverage

A four bedrooms house, situated in the rural village of Lamplugh, close to the Lake District National Park, and offering easy access to the valleys of Crummock, Buttermere, Loweswater and Ennerdale, with some of most stunning scenery in the country on its doorstep.

£1,250 per calender month

Offered exclusively to let by Edwin Thompson



LOCATION

Havercroft is located in the rural village of Lamplugh, close to the Lake District National Park, and offering easy access to the valleys of Crummock, Buttermere, Loweswater and Ennerdale, with some of most stunning scenery in the country on its doorstep.

DESCRIPTION

Havercroft is a detached Grade II listed building with rustic beams and period features offering spacious living accommodation over two floors. The property includes 4 large bedrooms, 3 bathrooms, a modern kitchen with electric cooker, large garden space and oil central heating throughout. It is unfurnished and available to rent on an initial 6 month Assured Shorthold tenancy.

The Accommodation briefly comprises:

On the Ground Floor

From the front door you walk into a Hallway and then into an open plan Dining room. The Dining Room has a working open fire and plenty of room for a large table. To the left of the hallway, you walk into a Snug with laminate flooring and featured fireplace, which then leads on to a Library room with plenty of shelved units, making a perfect home office.

Come back to the hallway and off the dining area, you have a Downstairs toilet with a WC and wash basin in and large storage cupboard. Next to the bathroom you have a door with a step down into the Utility room with connections for a washing machine and dryer, this then leads into the Workshop area with a door to the back garden.

Of the dining room you also have a large Living room with bay windows looking out onto the front garden with working open fire. The kitchen embraces base units with Oak work tops, built in standing fridge, double Belfast sink and electric oven.

On the First Floor

From the wide staircase onto the large landing, to your left you a guest area comprising of a Bathroom, Bedroom and small Kitchenette. The Bedroom can easily fit a King Size bed in, it has again a lovely, featured fireplace and built in wardrobe. The Bathroom is opposite the bedroom and has a WC, wash basin and shower unit in. The kitchenette has



wall and base units with worktops and a small sink. Back onto the landing you have Bedroom 2 which can easily be a double and looks out onto the front garden. Family Bathroom has a bath with shower hose connected, WC and wash hand basin. Bedroom 3 is a double with a built-in wardrobe, previously used as a home office. Main bedroom suite has a King size bedroom, en-suite bathroom and walk in wardrobe. The bathroom suite has a shower unit, WC, Wash Basin and bath.

Outside

Large spacious gardens, mainly lawn with a driveway-parking area for 4 cars. Log Shed and Garage to the rear.

Services

Mains water and drainage, with mains electricity. The property is served by oil-fired central heating, radiators throughout. The tenant will be responsible for all outgoings on the property as well as the minor maintenance and decoration internally. The landlord will be responsible for structural repairs and exterior decoration.

TV and telephone points also connected.

Council Tax

According to Cumberland Council website, the property lies in Band 'F', the Council Tax for the year 2023/2024 being £3,060.02. Prospective tenants should make their own enquiries regarding exact rates payable.

Rent

A rent of £1250 per calendar month, exclusive of outgoings, is expected for the property.

Deposit

A deposit of £1440 will be payable at the onset of the tenancy.

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 Keswick office only.

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 £280 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.





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