



## TO LET

**TOLSON HALL COTTAGE, HOLLINS LANE,  
BURNESIDE, LA9 5SE**

**£950 PER CALENDAR MONTH**

A delightful 3 bedroom light & airy character property situated in a rural estate location close to the village of Burneside. Boasting generous sized accommodation throughout, arranged over one level, and benefits from a private enclosed rear yard, garden areas and off-road parking.

The property would make an ideal home for a couple working in the area or a retired and looking for a peaceful way of life. The property comprises a porch, separate WC, kitchen, rear hallway, large living room, bathroom, 3 bedrooms and useful woodstore and enclosed workshop.

The property is unfurnished and available to rent on an initial 6 month Assured Shorthold Tenancy.

Edwin  
Thompson



# TO LET Tolson Hall Cottage, Hollins Lane, Burneside LA9 5SE

The Accommodation briefly comprises:

## Entrance Porch:

Tiled entrance porch with doors leading to kitchen, WC and living room. A useful space to hang coats and store outdoor footwear.

## Kitchen:

The kitchen comprises of modern fitted cream wall and base units with wooden handles and complementary work surfaces over. Fitted within one of the surfaces is a sink and drainer with mixer tap. There are recess spaces for an oven with extractor above, upright fridge freezer and washing machine. The kitchen is light and airy with views out onto the adjacent fields. Doors leading to rear hallway and living room.

## Separate WC:

Located off the main entrance porch comprising a toilet and wash hand basin.

## Rear hallway:

Door leading to bathroom and woodstore and workshop. Radiator and coat hooks.

## Bathroom:

Accessed from rear hallway. Three piece suite which includes a bath with wall mounted shower over, WC, and wash hand basin surrounded by full height tiling.

## Woodstore & Workshop:

The workshop extends across the rear of the property and houses the boiler. A useful storage and workshop area, with a back door which leads out to the rear yard.

## Living Room:

The property has a light and airy open plan living room with a carpeted floor, a feature stone hearth and double door log burner. There are two radiators and large full height built in cupboards on two walls, two attractive timber double glazed windows and telephone and television aerial socket.

A door leads to the main hallway and bedroom accommodation.

## Hallway:

Radiator, window to workshop, carpet, doors to bedrooms and living room.

## Bedroom 1:

Accessed off the main hallway. Carpeted double bedroom has original character fireplace and exposed beam, two fitted wardrobes and radiator. Window overlooking enclosed private yard and garden borders.

## Bedroom 2:

Accessed off the main hallway. Carpeted double bedroom has original character fireplace and exposed beam, fitted wardrobe and radiator. Window overlooking mature garden areas on the front elevation.



**Bedroom 3:**

Accessed off the main hallway. Carpeted double bedroom with radiator overlooking mature garden areas on the front elevation of the property.

**Outside:**

Outside the property is a enclosed rear yard with mature borders, a lawned area to the front with flower bed borders and off road parking.

A vegetable garden area may be available if desired.

**Services:**

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

**EPC:**

The property has an EPC rating of E (39).

**Council Tax:**

We are informed by South Lakeland District Council that the property lies in Band D, the Council Tax for the year 2022/2023 being £2,059.23. Prospective tenants should make their own enquiries regarding exact rates payable.

**Rent:**

A rent of £950.00 per calendar month, exclusive of outgoing, is expected for the property.

**Damage Deposit:**

A damage deposit equal to 5 weeks rental 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:**

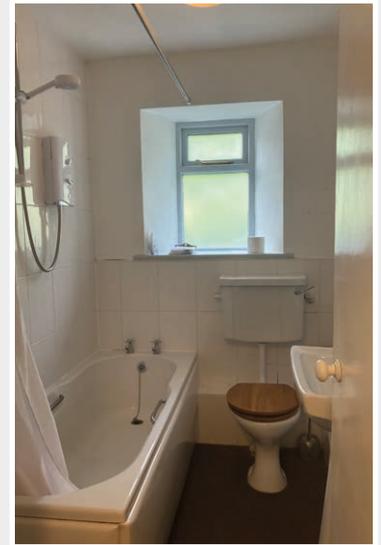
Strictly by appointment through Edwin Thompson, Chartered Surveyors, 23 Church Street, Windermere, Cumbria LA23 1AQ.

**Applications:**

Application forms are available from this office.

**Notes:**

- (1) On expiry of the initial lease a further term may be offered.
- (2) Non-smokers only to apply



Edwin  
Thompson



23 Church Street,  
Windermere  
Cumbria  
LA23 1AQ

T: 015394 48811  
F: 015394 48916  
E: [windermere@edwin-thompson.co.uk](mailto:windermere@edwin-thompson.co.uk)  
W: [edwinthompson.co.uk](http://edwinthompson.co.uk)

Regulated by RICS



Berwick upon Tweed  
Carlisle  
Galashiels  
Keswick  
Newcastle  
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

**IMPORTANT NOTICE**

Edwin Thompson for themselves and for the Vendor of this property, whose Agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, any offer or contract.
2. All descriptions, dimensions, plans, reference to condition and necessary conditions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.
3. No person in the employment of Edwin Thompson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Agents, nor into any contract on behalf of the Vendor.
4. No responsibility can be accepted for loss or expense incurred in viewing the property or in any other way in the event of the property being sold or withdrawn.
5. These particulars were prepared in October 2022