

39a Station Street  
Cockermouth  
Cumbria  
CA13 9QW

**Telephone:**  
01900 828600  
**Website:**  
[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**LOW WATERSIDE COTTAGE, KINNISIDE, ENNERDALE, CUMBRIA CA23 3AG  
RENTAL £900 PCM**

This characterful former farmhouse is located in an agricultural setting beside a working farm and is nestled into the base of the outlying fells between Cleator Moor and Ennerdale Bridge. Offered on an unfurnished basis with immediate effect it will make a perfect home for those who want easy access to the fells and trails for walking, running and biking and it includes an entrance hall, fitted kitchen/breakfast room, utility with WC, a large living room with multi fuel stove, a separate dining room, three decent first floor bedrooms, galleried landing overlooking the hall and a first floor bathroom. Parking is available in the farmyard to the front plus there is a useful outhouse for gear/equipment storage and an enclosed rear garden. Please note the property has a private water supply and costs associated with this are included in the rent.

## Entrance Hall

12' 6" x 8' 0" (3.81m x 2.44m) A part double glazed door leads from the farmyard into hall with a landing gallery, double glazed window to front, wood style flooring, doors to living room, kitchen and utility, radiator

## Kitchen/Breakfast room

13' 2" x 12' 0" (4.01m x 3.66m) Double glazed window to front and side, fitted range of base and wall mounted units with work surfaces, electric range style cooker, single drainer sink unit, radiator, space for table and chairs, tile effect flooring

## Utility room

11' 4" x 11' 4" (3.45m x 3.45m) Double glazed window to front, single drainer sink unit with cupboards under, space for washing machine and fridge freezer, tile effect flooring, door to WC

## Ground floor WC

Double glazed window to front, low level WC. UV water filter components

## Living room

15' 0" x 15' 0" (4.57m x 4.57m) Part glazed French doors to rear into garden, multi fuel stove set into fireplace with stone hearth, exposed ceiling beam, door to hall, arch into dining room

## Dining room

14' 4" x 11' 10" (4.37m x 3.61m) Double glazed windows to side and rear, cast iron fire surround, exposed beam, space for family table and chairs

## Inner Hall

Stone stairs rise to first floor landing lobby with door to bedroom 1 and a separate door to main landing, double glazed window to rear, under stairs storage cupboard

## Bedroom 1

14' 10" x 12' 7" (4.52m x 3.84m) Double glazed window to rear and side, two exposed beams, radiator

## Galleried Landing

Doors to remaining rooms, gallery overlooking hall with exposed purlins

## Bedroom 2

15' 0" x 10' 6" to wbs (4.57m x 3.20m) Double glazed window to rear, radiator, exposed beam, built in wardrobes along one wall

## Bedroom 3

13' 0" x 8' 3" (3.96m x 2.51m) Double glazed window to side, eaves storage cupboard, sloping ceiling, exposed purlin, radiator

## Bathroom

A generous bathroom with double glazed window to side, panel bath with shower attachment, pedestal hand wash basin, low level WC. Radiator, eaves cupboard, sloping ceiling with exposed purlin

## Externally

To the front of the property is a shared farmyard with space to park outside the house. To one side of the property is a useful storage barn housing oil fired boiler and with space for hobby equipment. A lane at the side leads to a gate accessing the rear garden which includes a patio and higher level lawn, various planting and views to the fells

## Additional Information

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: D

Fixtures & Fittings: Carpets, range cooker

Broadband type & speed: Standard only at 19Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates 3 network has no coverage and all others have limited service indoors. All networks have signal outside.

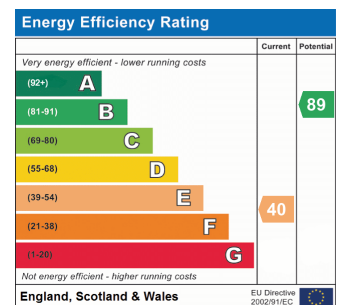
Private water supply, oil fired central heating, private sewage. Electricity is connected and the tenant will be responsible for charges relating to this service and oil usage. Costs associated with water are included in the rent.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

## Directions

From Cleator Moor head out to Ennerdale and over the hump back bridge at Wath Brow. After the long straight continue round a left hand bend by an old house and continue for around 1/3 mile. After passing a field on the right with metal railings take a small unmade lane on the right (if you reach High Waterside Farm you have gone too far). Follow the lane up to a fork, bearing left into the farmyard where the property is situated.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.