

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
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www.lillingtons-estates.co.uk



SHEEP FOLD, ROTTINGTON, WHITEHAVEN, CUMBRIA CA28 9UR £825 PCM

We love this stunning detached sandstone barn conversion in the hamlet of Rottington near to the popular village of St Bees with its sandy beach and useful train station. The property is offered on an unfurnished basis with immediate effect and includes 'upside down' style accommodation including a conservatory style entrance porch, WC, living room and modern kitchen to the first floor and a double bedroom, large dressing room/study and modern shower room to the ground floor. There is a ton of off road parking, a storage shed for bikes and a patio area with views over fields behind. A great place to call home.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £825.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band E

Entrance Porch

10' 6" x 7' 7" (3.20m x 2.31m) A part double glazed wooden door at the rear of the property leads into a generous entrance porch in a sun room style with double glazed windows to three sides and field views, electric heater, tiled flooring, doors to WC and living room, stairs down to bedroom and dressing room

WC

Velux window to rear, wall mounted wash hand basin with cupboards under, low level WC. Electric bar heater, extractor fan, tiled flooring

Living room

15' 0" x 14' 6" (4.57m x 4.42m) Double glazed windows to front and rear, electric fire and separate heater, wood style flooring, part glazed door to kitchen

Kitchen/Dining room

10' 4" x 10' 0" (3.15m x 3.05m) Double glazed window to front, fitted range of base and wall mounted units with work surfaces, single drainer sink unit with splashback, electric hob with oven and extractor, space for washing machine and fridge freezer, space for table and chairs, electric heater

Hallway

Doors to bedroom and dressing room

Bedroom

11' 10" to wardrobes x 9' 6" (3.61m x 2.90m) Double glazed window to front, electric heater, built in wardrobes to one wall

Dressing room / Study

14' 0" x 7' 10" (4.27m x 2.39m) A generous multi purpose room with potential to use as a study or dressing room and with double glazed door to front, under stairs storage cupboard, electric heater, part glazed door to shower room

Shower room

A modern suite including a walk-in shower enclosure with thermostatic shower unit and screen, wall mounted hand wash basin with cupboards under, low level WC. Electric towel rail, extractor fan, stone type wall and floor tiling, built in cupboard housing pressurised water cylinder.

Externally

The property is accessed via a drive at one side which leads round the rear of the property into a parking area for multiple vehicles. Side pedestrian gate on roadside beside a useful storage shed. There is a semi enclosed flagstone style patio area with views over fields behind and access door into porch.

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: C

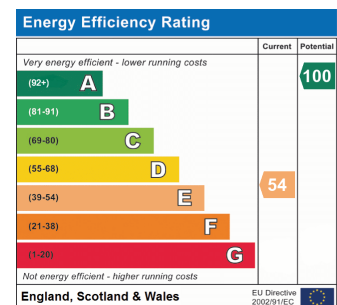
Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard 21Mbps

Mobile reception: Data retrieved from Ofcom as of October 25' indicates all networks have limited service indoors but EE has none. All networks other than EE have signal outdoors.

Services: Mains water, sewage and electricity are connected and the tenant will be responsible for charges relating to these services.

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.



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.