

PFK

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Holmewrangle Cottage, Armathwaite,
Carlisle, Cumbria, CA4 9QY

TO LET: £750 PCM

- Detached Cottage
- 2 Reception Rooms
- 3 Bedrooms
- Quiet Rural Location
- EPC Rating E

Introduction

Set in a secluded location near the village of Armathwaite, we are delighted to be able to offer this detached 3 bedroomed cottage to the rental market.

The property is available for immediate occupation and will be let unfurnished on an initial 6 months Assured Shorthold Tenancy Agreement.

The accommodation comprises: Entrance hall, living room, kitchen, pantry, dining room, 3 bedrooms and house bathroom.

Location

Holmewrangle Cottage is located on the outskirts of the pretty Eden Valley village of Armathwaite. The village offers day to day amenities including village shop, post office, country inns and the main Settle to Carlisle rail link

Directions

From the village of Armathwaite, cross the bridge and pass the Fox & Pheasant Inn on your right hand side, then take the next left hand turn sign posted Holmewrangle. Follow this road for approximately 1.5 miles, where you will find Holmewrangle Cottage located on your left hand side. The property is identified by our "To Let" Board.

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Sat Nav: CA4 9QY

Local Amenities

There is a primary school in the village and the property is in the catchment area for Caldew School in Dalston which offers schooling for all ages and Queen Elizabeth Grammar School in Penrith which offers schooling from 11-18 years.

The village also has access to the regional centres of Carlisle, Penrith, the M6, the Lake District National Park and the Scottish Borders. The surrounding area offers excellent walks through fields and woods and along the River Eden. The regional capital of Carlisle is within easy reach and offers an excellent range of social, leisure and retail opportunities and an attractive pedestrian area, along with an impressive cathedral and castle.

For the commuter the A6 is nearby and the M6 is within easy reach for onward travel north and south. Main line rail services are available at both Penrith and Carlisle which provide fast and frequent services to London in the south and to Glasgow in the north. The rail station at Carlisle provides regular connecting services east to Newcastle.

Accommodation

Entrance into hallway, which leads off to

Living Room overlooking the front garden and benefits from a multi fuel stove, which is set in a detailed sandstone surround and hearth.



Dining Room overlooking the front garden, open fire, built in cupboard and door leading to

Kitchen with fitted wall and base units, work surface, sink and drainage board, integral 4 ring hob with electric oven, extractor fan and plumbing for washing machine. Window overlooking the rear garden.



Pantry with a flagged floor and wooden shelving.

Stairs leading to the first floor.

Bedroom 1 (Double) overlooks the front garden.

Bedrooms 2 (Double) located at the front of the property and overlooks the front garden



EXTERNALLY

The property benefits from an adjoining two storey outbuilding suitable for storage purposes. There are enclosed lawned gardens to the front and rear and a driveway suitable for parking three cars.



Bedroom 3 (Single) located at the rear of the apartment.



Bathroom comprising mains shower over panelled bath with full tiled splashback surround, shower screen, WC and pedestal wash hand basin.



Useful Information:

Services

Mains electricity. Oil fired central heating, open fire and stove. Water is provided by a metered recharge system and drainage is to a septic tank.

Council Tax

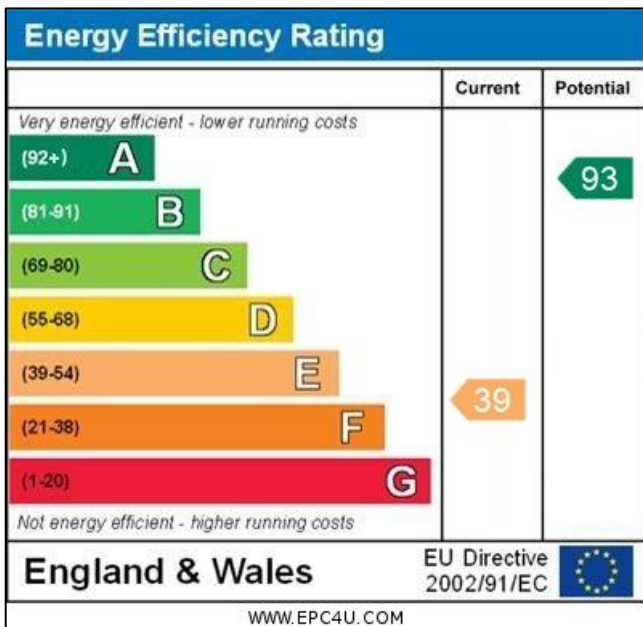
Council Tax Band D

Local Authority

Cumberland Council, 111 Botchergate, Carlisle, CA1 1RZ.
T: 01228 606060. W: www.cumberland.gov.uk

Energy Performance Certificate

Rating E



Viewing

Prospective Tenants are asked to contact PFK Rural to arrange a viewing. If there is significant demand these may be limited to viewing days and block viewings may take place.

Application

All applicants will be required to complete an application form and will be subject to referencing checks.

Rent

The rent for the property will be £750.00 pcm which will be payable monthly in advance by standing order and will be subject to a rent review year from the starting term date. The tenant may carry out approved decoration works in return for a rent reduction to be agreed between the parties.

The successful applicant will be required to sign an Assured Shorthold Tenancy under the Housing Act 1996. Draft copies will be made available on request. The main points regarding the Agreement are as follows:

Term

The initial term of the agreement will be 6 months.

Repairs

The respective repairing liabilities of the Landlord and Tenant will be set out in the draft tenancy agreement.

Deposit

A refundable deposit of £750.00 will be held with the Tenancy Deposit Scheme (TDS) for the duration of the tenancy.

Pets

Pets permitted at the Landlord's discretion

Insurance

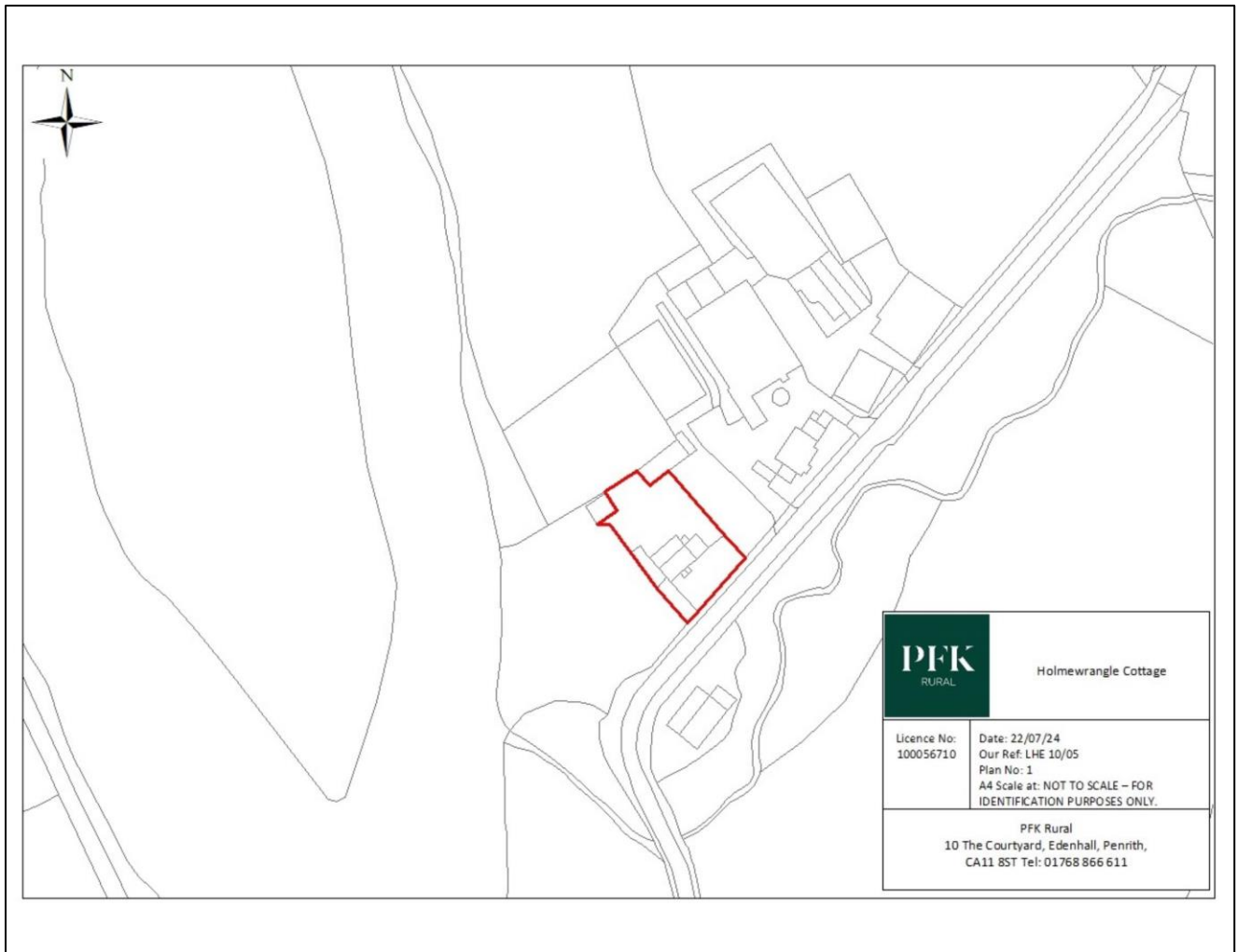
The Landlord will be required to insure the property against the usual perils. The Tenant is responsible for insuring the household contents.

General Reservations

The right is reserved to the Owners to amend, alter and incorporate fresh provisions as appropriate in respect of the above matters.

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| First Edition: | July 2024 |
| Particulars Prepared: | July 2024 |
| Photographs Taken: | December 2023 & July 2024 |
| Details Approved | July 2024 |

Plan (for Guidance Only – Not to Scale)



Disclaimer

Important Notice

PFK Rural Limited for themselves and for the Vendor(s) or Lessor(s) of the property described in these particulars, whose agents they are, give notice that:

- (i) these particulars are produced in good faith as a general outline only and do not constitute all or any part of a contract;
- (ii) no person in the employment PFK Rural Limited has any authority to make or give any representation or warranty whatever in relation to this property;
- (iii) it is the responsibility of any prospective purchaser or lessee to satisfy his information upon which he relies in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries;
- (iv) all descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers or lessees must satisfy themselves by inspection or otherwise as to the

correctness of each of them.

All plans, areas and schedules have been produced for reference only and are based on Ordnance Survey plans.

The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

These particulars have been prepared in good faith and in accordance with the Property Misdescriptions Act 1991 to give a fair and reliable view of the property. If you have any particular points of interest in the property or if there are points on which you require any further information or verification, PFK Rural Limited will endeavour to provide such information although you should note that descriptions are subjective and are given as an opinion and not as a statement of fact.

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