

# PFK

Ghyllside House, Thackthwaite, Penrith, Cumbria CA11 0ND

Rent: £2,750 pcm









## LOCATION

Thackthwaite is a charming hamlet nestled on the outskirts of the Lake District National Park and within close proximity to Ullswater, where an array of activities can be enjoyed, including water sports and hiking in the beautiful Lakeland fells. Penrith and Keswick, both offer an excellent range of amenities, with excellent transport links available in Penrith, including a mainline railway station and access to the M6 and the A66.

## PROPERTY DESCRIPTION

An exciting opportunity to reside amongst a beautiful part of the Lake District National Park, within your own slice of rural idyll on a generous plot of approx. 5.5 acres. A three bed detached house, substantial barn, paddock, orchard, extensive gardens and fabulous woodland all form part of this wonderful property and are available to occupy from early September 2024.

Nestled within the attractive hamlet of Thackthwaite, is this charming property which enjoys spacious accommodation over three floors, and is available to rent for a period of circa. 18 months. The accommodation briefly comprises entrance porch and hallway, large kitchen with dining area and generous living room with twin patio doors and wood burning stove. To the first floor there are three double bedrooms, one of which is currently utilised as an office, a shower room and a three piece bathroom with further stairs leading to the second floor where there are two further rooms, ideal for storage.

Externally, gardens to all sides house an array of colourful plants, shrubs and trees, together with areas of lawn. An orchard with excellent outbuilding and wood store sits to the front of the property, as does a small paddock and greenhouse. In addition to this, a substantial barn sits directly to the side of the property and can form part of the rental agreement if required. (The second barn is being retained by the Landlords.) Furthermore, there is ample parking and your very own woodland to enjoy, complete with a stream running through (with access at tenants own risk).

This property certainly offers a fabulous opportunity to experience rural living at its best and an early viewing is recommended.

## ACCOMMODATION

### Entrance Porch

Accessed via wooden door with glazed insert. Seating bench with ample space for footwear storage below, unit providing wood store with a shelved section providing further storage for footwear, side aspect window and a part glazed door leading into the hallway.

### Hallway

Stairs to the first floor with useful understairs cloaks cupboard, wall mounted cupboard housing the consumer unit, two radiators, front aspect window and doors leading to the ground floor rooms.

### Kitchen/Diner

A bright, open plan kitchen/diner with tiled flooring throughout.

Kitchen Area - (4.12m x 4.21m (13' 6" x 13' 10")) Fitted with a range of wall and base units, with complementary work surfacing incorporating 1.5 bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Matching central island unit with extractor over housing a freestanding cooker with induction hob. Integrated dishwasher, fridge and freezer, space for a freestanding washing machine (housed in one of the base units), open shelving, radiator, inset ceiling spotlights and side aspect window.

Dining Area (2.35m x 1.6m (7' 9" x 5' 3")) With ample space to accommodate a large dining table, radiator, pendant lighting and dual aspect windows.

## Living Room

7.63m x 4.6m (25' 0" x 15' 1") A spacious triple aspect room with two sets of patio doors leading out to the rear garden and ample space to accommodate both lounge and dining furniture. Attractive inglenook fireplace housing a substantial wood burning stove in a sandstone surround and hearth, two radiators.

## FIRST FLOOR LANDING

With stairs leading up to the second floor and doors giving access to three double bedrooms, shower room and a family bathroom.

### Bedroom 2

3.13m x 3.3m (10' 3" x 10' 10") A rear aspect double bedroom with radiator and wood framed window overlooking the rear garden.

### Bedroom 1

3.93m x 4.33m (12' 11" x 14' 2") (to wardrobe fronts) A generous dual aspect double bedroom with wood framed windows, radiator and solid oak fitted wardrobes to one wall.

### Bedroom 3

2.68m x 4.15m (8' 10" x 13' 7") A further double bedroom (currently in use as an office), with integrated cupboards/wardrobes, radiator and dual aspect wood framed windows.

## Shower Room

1.58m x 1.56m (5' 2" x 5' 1") Fitted with a three piece suite comprising tiled shower cubicle with electric shower, WC and wash hand basin. Part tiled walls, tiled flooring, radiator, inset ceiling spotlights and extractor fan.

## Bathroom

3.19m x 2.16m (10' 6" x 7' 1") Fitted with a three piece suite comprising WC, wash hand basin and large bath in a tiled surround with central mixer tap and hand held shower attachment. Substantial airing cupboard, part tiled walls, radiator, vertical heated chrome towel rail and front aspect wood framed window.

## SECOND FLOOR LANDING

2.8m x 3.06m (9' 2" x 10' 0") A generous space, which would be ideal as an office or used for storage. With sloped ceiling and beams, substantial storage cupboard (not available for tenants use), radiator, side aspect window and door leading to a further attic room.

## Second Floor Room

6.43m x 4.18m (21' 1" x 13' 9") Currently used for making sails, and ideal for storage, with a large fitted table/workstation, sloped ceilings, radiator, power, lighting and Velux window.

### EXTERNALLY

## Gardens and Parking

Set on a generous plot of approx. 5.5 acres, the property is approached via a private driveway with a tarmacked car parking area benefitting from ample space for several vehicles. To the front, there is a lawned area leading to a small paddock with wood stores and greenhouse and a small orchard with fruit cage. (Please note the stores/sheds currently stock wood for the stove in the living room, and arrangements could be made for this wood to be used by prospective tenants). To the side of the property, there are two substantial barns (one of which is to be retained by the landlord, with the other available by negotiation if required). Attractive lawned gardens surround the property, with flowers, plants and shrubs and a gravelled pathway leads around the side to the rear where there is a lovely seating area from where to enjoy the idyllic rural surroundings and a generous, natural woodland area with stream (with access also included within the arrangements at prospective tenants own risk).

### ADDITIONAL INFORMATION

## Gardens

The landlords will arrange for a gardener to visit the property during the period of the tenancy to maintain the gardens.

## EPC rating

The EPC rating is D.

## Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: D

Rental: £2,750 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

## Referral & Other Payments

PFK work with preferred providers for the delivery of certain services necessary for a house letting. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Company M & G EPCs Ltd - EPC and floorplan £35.00; EPC only £24.00; floorplan only £6.00. 'Mark-Up Values' - PFK receive payment in respect of the following - Inventories: figure ranging between £80 and £130; tenant referencing: £32; fitting of smoke/carbon monoxide alarms: £5. All figures quoted are inclusive of VAT.

## Permitted Payments

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.

## LETTING DETAILS

Mains electricity, private water supply and septic tank drainage (located in rear garden). Oil fired central heating and double glazing installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

The water supply is located in the field to the front of the property, just beyond the paddock and outwith the boundary, with a right of way in place to attend to this if required. There will be a requirement for the UV tube to be replaced every 2 years approx. and the water filtration system located in the barn next to the property requires the filters to be changed every 6 months.

Council Tax: Band F

Viewing: Through our Penrith office, 01768 862135.

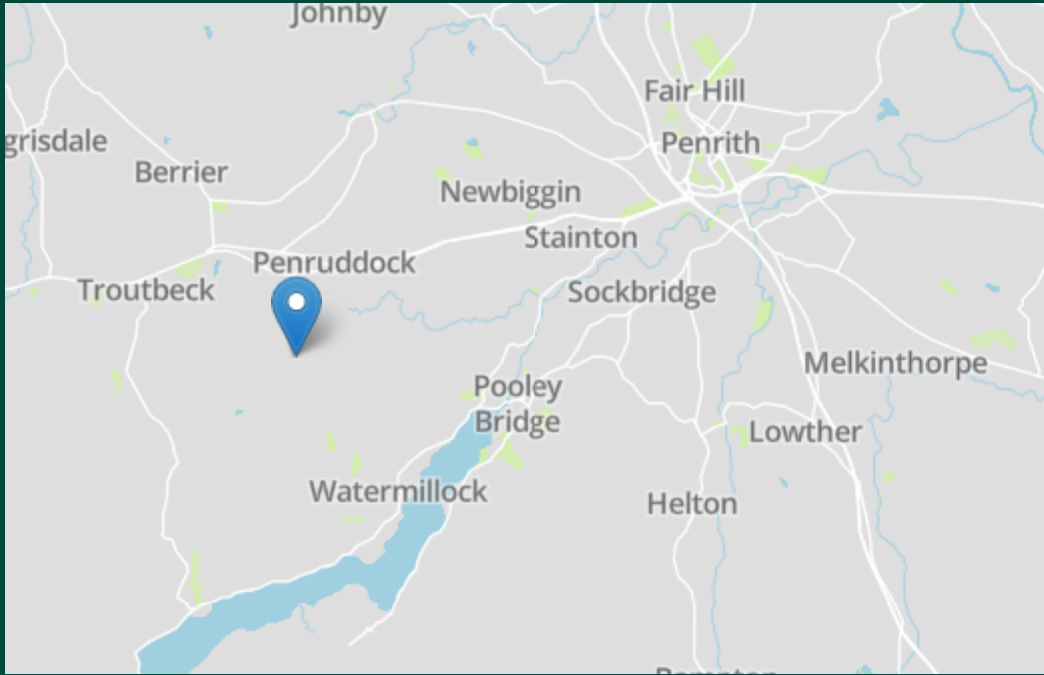
Directions: [What3Words - Parking - outsize.published.tribe](#)

From Junction 40 roundabout of the M6, take the A66 towards Keswick. Follow this road for approx. 6 miles, take the left turn for Matterdale and continue along this road for around 1.4 miles, then take the right signposted for Thackthwaite. Follow this road, taking the first left for Thackthwaite and continue for a short distance where the entrance to the property is on the right, just after a right hand bend and before a left bend.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>86</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>55</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**  
1852.02 ft<sup>2</sup>  
172.06 m<sup>2</sup>

**Reduced headroom**  
182.93 ft<sup>2</sup>  
16.99 m<sup>2</sup>



**Floor 1 Building 1**



**Floor 0 Building 1**



**Floor 3 Building 1**

(1) Excluding balconies and terraces

E: Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used for plan only for illustrative purposes only.

**GIRAFFE360**