

PKK

Hill Top, Winton, Kirkby Stephen, Cumbria CA17 4HS

Rent: £1,020 pcm





LOCATION

The property is situated in the centre of the popular upper Eden valley village of Winton, which lies just off the A685 about 1.5 miles from Kirkby Stephen. Kirkby Stephen offers a wide range of everyday facilities including a supermarket, general shops, hotels and public houses, and primary and secondary schools. Carlisle, Penrith and Kendal are within commuting distance, with both the Lake District and the Yorkshire Dales National Parks within an hours drive.

PROPERTY DESCRIPTION

An attractive stone built former farmhouse providing spacious accommodation with utility, kitchen, two reception rooms, three bedrooms, bathrooms, gardens and parking, situated in a convenient village location close to the market town of Kirkby Stephen.

The property has attractive and manageable living areas with a great deal of original character retained. Emphasis has been placed on insulation, cost effective heating systems, use of local sourced stone and wood, and clever use of existing space to provide a comfortable and desirable three bedroomed family home.

ACCOMMODATION

Utility Room

2.76m x 3.17m (9' 1" x 10' 5") The property is accessed from the parking area to the side. Fitted with a range of base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine, flagged flooring and front aspect window.

Cloakroom/WC

With WC, wash hand basin and flagged flooring.

Kitchen

5.06m x 1.98m (16' 7" x 6' 6") Fitted with a good range of base units with complementary work surfacing incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, and space for under counter fridge. Exposed beams, flagged flooring with underfloor heating, dual aspect windows and door out to the rear.

Pantry

2.59m x 2.21m (8' 6" x 7' 3") A traditional pantry with power points, stone shelving, flagged flooring and side aspect window.

Lounge

4.23m x 4.46m (13' 11" x 14' 8") A generous reception room with part glazed UPVC front door. Attractive, large stone fireplace housing a multifuel stove with back boiler (working as a supplement to the main oil fired boiler), exposed beams, front aspect window and flagged flooring with underfloor heating.

Dining Room

3.27m x 4.20m (10' 9" x 13' 9") A spacious room with attractive wood panelling to one wall, feature fireplace housing a wood burning stove, recessed ceiling spotlights, flagged flooring with underfloor heating and front aspect window.

FIRST FLOOR

Bedroom 3

3.50m x 2.22m (11' 6" x 7' 3") Front aspect, small double bedroom with radiator.

Bedroom 2

3.32m x 4.23m (10' 11" x 13' 11") Front aspect double bedroom with radiator.

Bedroom 1

4.71m x 4.26m (15' 5" x 14' 0") (max measurements) An L shaped double bedroom with radiator and twin front aspect windows.

Bathroom

Fitted with a four piece suite comprising shower cubicle with mains shower, bath with tap connected, hand held shower attachment, wash hand basin and WC. Cupboard housing the hot water cylinder, vertical heated chrome towel rail, exposed wood floorboards, recessed ceiling spotlights and twin rear aspect windows.

EXTERNALLY

Gardens and Parking

To the front of the property, there is offroad parking for two cars and a walled garden, mainly laid to lawn. Side access leads to the rear garden with lawn and raised bed, patio area, shed and also houses the oil tank.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: D

Rental: £1,020 PCM to include electricity and water charges (subject to quarterly usage check), 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. Company RentGuarantor Ltd (guarantor service provider) - 7.5% of the revenue collected by them. '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

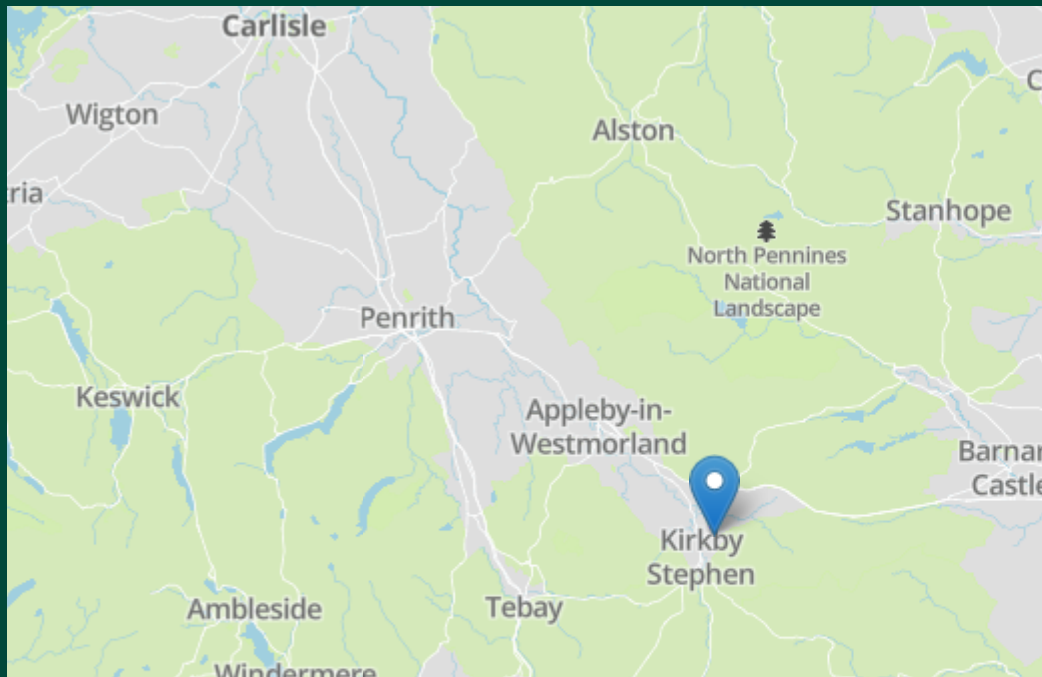
Mains electricity, water and drainage. Oil fired central heating, water meter and double glazing installed. The multifuel stove (with back boiler) heats the hot water and powers the underfloor heating, as a supplement to the mail oil fired boiler. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band D

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen town centre, travel northwards on the A685 for one mile and take the second right hand turning into the village of Winton. Take the next left and continue through the village and the property lies on the right hand side. A 'To Let' board has been erected for identification purposes.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales EU Directive 2002/91/EC 		