



The Lodge, High Street, Brough, Kirkby Stephen, CA17 4BX

- Stone cottage
- Small yard & stone outhouse
- One bedroom
- EPC rating Exempt
- Open plan living/kitchen
- Council Tax: Band A

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01768 862135

penrith@pfk.co.uk

www.pfk.co.uk

LOCATION

The property lies within a short distance of the centre of the village. Brough provides an outreach post office, cafe, bistro, general store, hotel and public house and a doctors surgery. There is a highly regarded primary school at Church Brough along with the historic Brough Castle. Kirkby Stephen lies some 4 miles away and provides a supermarket, hotels and public house, banks, primary and secondary schools and the parish church. Penrith, Carlisle and Kendal are within commuting distance, with the Yorkshire Dales and Lake District National Parks both being within an hours drive.

PROPERTY DESCRIPTION

The Lodge is a charming stone built cottage located just off the main street of Brough. Internally the cottage offers an open plan living/kitchen area, one double bedroom and a three piece shower room. Externally there is a small yard, stone outhouse and on street parking.

ACCOMMODATION

Open Plan Living/Kitchen

5.7m x 4.1m (18' 8" x 13' 5") (max measurements)
Accessed via part glazed door to the side of the property. The living area has a feature fireplace, ample space for lounge furniture, stairs to the first floor, electric radiator and dual aspect windows.

The kitchen area is fitted with wall and 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.

FIRST FLOOR

Bedroom

4.15m x 5.08m (13' 7" x 16' 8") (max measurements) A dual aspect double bedroom with electric heater.

Shower Room

Fitted with a three piece suite comprising WC, wash hand basin and shower cubicle, part tiled walls and electric heater.

EXTERNALLY

On street parking is available and the property benefits from a small yard area and stone outhouse.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: Exempt
Rental: £425 PCM plus all other outgoings
Deposit: Equal to one month's rent
Conditions: No smokers or pets 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

Services: Mains electricity, water and drainage. Telephone line installed subject to BT regulations. 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.

Viewing: Through our Penrith office, 01768 862135.

Directions: From Kirkby Stephen head northwards on the A685 to Brough, about 4 miles. At the clock tower in the centre of the T-junction, turn right and follow the road for approx. 30m, there is a left hand turn onto Black Bull Lane and the property can be found on the left.

