

# PFK

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Vicarage Cottage, Edenhall, Penrith,  
Cumbria, CA11 8SX

TO LET: £1000 PCM

- Detached Cottage
- 3 Bedrooms
- Large Garden
- Quiet Rural Location
- EPC Rating E



## Introduction

Set in a beautiful, quiet location in the Eden Valley village of Edenhall, 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 with stove, kitchen, 2 double bedrooms, 1 single bedroom and a family bathroom.

## Location

Vicarage Cottage is situated in the Eden Valley village of Edenhall, which lies approximately 4 miles from the market town of Penrith.

## Directions

From Penrith take the A686 towards Langwathby. Turn off at the Edenhall junction and follow the road through the village turning right along a small single-track lane between the War Memorial and The Edenhall Hotel. The cottage is the last property on the right hand side.

**What 3 Words:** dated.jogging.lyricism

**Sat Nav:** CA11 8SX

## Local Amenities

Edenhall itself is the home to the Edenhall Hotel and the nearby village of Langwathby also has a strong sense of community, with a pub, primary school, shop and Post Office and private nursery. There is also a train station on the Carlisle – Settle line, making it an ideal location to set down roots. Surrounded by beautiful countryside, Vicarage Cottage offers a peaceful retreat from the hustle and bustle of city life.

The market town of Penrith has excellent transport links through the M6, A66, A6 and the main West coast railway line. Facilities include secondary schools, leisure facilities, supermarkets, a range of locally owned and national high street shops. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

## Accommodation

The accommodation comprises of: Entrance hall, living room with stove, kitchen with sink drainer unit, built in cupboards and larder leading to the rear entrance and W.C. Two double bedrooms, one single bedroom and the house bathroom.

**Living Room** overlooking the front garden and benefits from a stove.



**Kitchen** with fitted wall and base units, work surface, sink and drainage board and extractor fan.



## Bedrooms

1 and 2 (doubles) and bedroom 3 (single)





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

### EXTERNALLY

The property benefits from a large garden to the front and side of the property and an area of car parking to the side.



### Useful Information:

#### Services

Mains electricity, water and drainage. Oil fired central and log burning stove.

#### Local Authority and Council Tax Band

Westmorland and Furness Council. T: 0300 373 3300.  
W: [www.westmorlandandfurness.gov.uk](http://www.westmorlandandfurness.gov.uk)  
Council Tax Band B.

#### 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 £1000.00 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 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 £1000.00 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.

First Edition: October 2024  
Particulars Prepared: October 2024  
Photographs Taken: October 2024  
Details Approved: October 2024

## Disclaimer

### Important Notice

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- (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.

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Registered In England Number: 09470245  
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		



