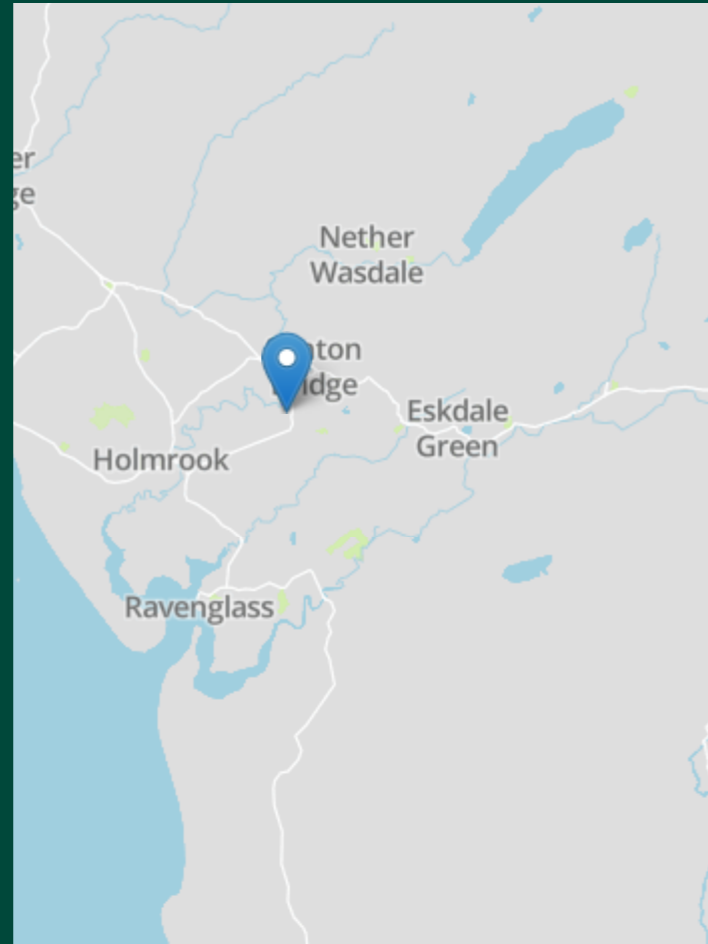


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Albert Cottage, Irton Hall, Irton, Holmrook, CA19 1TA

- 2 bed end terrace
- In the grounds of Irton Hall, Irton
- Council Tax: Band TBC
- Furnished accommodation
- Close to Wastwater & the western fells
- EPC rating E
- Lake District National Park
- Available immediately

Penrith Farmers' & Kidd's plc for themselves and for the vendor of this property whose agents they are given notice that:

- 1: The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
- 2: No person in the employ of Penrith Farmers' & Kidd's plc has any authority to make or give any representation or warranty in relation to this property;
- 3: All statements contained in these particulars are given without responsibility on the part of Penrith Farmers' & Kidd's plc and any intended purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them



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LOCATION

Albert Cottage occupies a private setting within the grounds of Irton Hall, Irton, a peaceful hamlet in the western Lake District National Park. Irton Hall is close to a wide range of local attractions, such as the beaches of west Cumbria, the Eskdale miniature steam railway at Ravenglass - plus Muncaster Castle and Gardens, with its international Owl Sanctuary. Accessed via Hardknott Pass and Wrynose Pass, the Langdale Pikes are to the east, whilst Wasdale and Wastwater are only five miles away, providing walking access to Great Gable, Scafell Pike and many of the well known Lake District fells. Ennerdale Water, Crummock Water and Buttermere are also close by, as are the historic port and marina of Whitehaven. The nearest shop, pub and restaurant are one mile from Irton Hall.

PROPERTY DESCRIPTION

A beautiful 2 bed cottage offered to let with immediate effect on a furnished basis, occupying a tranquil setting in the grounds of Irton Hall in the Lake District National Park.

The cottage offers well appointed accommodation and would ideally suit a couple, young family or professionals taking up employment in the area. Its proximity to Wastwater and the western fells make it a great base from which to explore the beautiful Eskdale and Wasdale valleys.

In brief comprising entrance, spacious lounge, dining kitchen with appliances and dining table to the ground floor with 4 piece family bathroom, large double bedroom and a twin bedroom to the first floor. Externally, there is a communal garden area to the rear of the cottages with parking also available in the grounds. Residents are also permitted to roam the grounds of the hall which includes a 19-acre lawned and wooded areas, with natural parkland.

Viewing strongly advised.

ACCOMMODATION

Entrance

Accessed via traditional wooden door. With stairs to the first floor, wood flooring, night storage heater and door to lounge.

Lounge

With freestanding pellet burning stove, large understairs cupboard, wood flooring, night storage heater and twin, front aspect sliding sash windows. Open archway leading into the dining kitchen.

Dining Kitchen

Fitted with a range of modern, matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances include fridge freezer and electric oven with hob and extractor over, freestanding washing machine and dishwasher, dining table and chairs. Night storage heater, tiled flooring, rear aspect sliding sash window and wood, stable style door giving access to the communal areas to the rear.

FIRST FLOOR LANDING

With loft hatch, storage cupboard, laminate flooring and doors to first floor rooms.

Bathroom

Fitted with a four piece suite comprising concealed cistern WC, floating wash hand basin, wood panelled bath and tiled shower cubicle with electric shower. Part tiled walls, vertical ladder radiator, tiled flooring and rear aspect sliding sash window.

Bedroom 1

A large double bedroom with dual aspect sliding sash windows, fitted wardrobe, night storage heater and laminate flooring.

Bedroom 2

A spacious twin room with fitted wardrobe, night storage heater, sliding sash window and laminate flooring.

EXTERNALLY

Gardens and Parking

There is a car park within the grounds of Irton Hall which can be used by occupiers of the cottage, together with having use of the communal garden area, designated for the cottage and lying to the rear. We understand from the Landlord that occupiers are also entitled to have free use of the grounds of Irton Hall which includes a vast acreage, great for walking.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: E

Rental: £850 PCM plus all other outgoings

Deposit: Equal to one month's rent. Please note that water rates are included within the monthly rental figure.

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

Services: Mains electricity and water. Electric night storage heating and double glazing installed throughout. 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 Cockermouth office, 01900 826205.

Directions: Albert Cottage Cottage can be located using the postcode CA19 1TA. Alternatively by using What3Words//simulator.prospers.struggle

