



THE STABLES GATRA FARM | LAMPLUGH | WORKINGTON | CUMBRIA | CA14 4SA

£800 PCM





### SUMMARY

The stables is a three bed, fully-furnished property that has been maintained and fitted out to a high standard. Set in a quiet location but a short drive to roadlinks, the property is of traditional stone construction comprising entrance hall, cloaks area, four piece, modern family bathroom, three bedrooms with built in storage, first floor comprises an open and light kitchen/dining area and a lounge looks out to the front of the property. There is parking at the property. This really is a hidden gem of a property suited to tenants who are looking for a quiet let.

EPC band D

### GROUND FLOOR ENTRANCE HALL

Traditional wood entrance door with glazed panel into hallway, sandstone floor, radiator, open to cloak area, storage cupboards and bedroom 2, steps down to bedroom 1 & 3, stairs rising to first floor.

### CLOAKROOM AREA

Sandstone floor, radiator, door to bathroom.

### BATHROOM

Shower cubicle, panelled bath. low level WC, tiled floor, pedestal hand wash basin, shaver point, extractor fan.

### BEDROOM 1

10' 1" x 9' 9" (3.07m x 2.97m)

Double glazed uPVC window to front, two integrated storage cupboards, radiator.

### BEDROOM 2

9' 7" x 9' 7" (2.92m x 2.92m) Some restricted headroom.

Double glazed window to rear, integrated storage cupboard.

### BEDROOM 3

8' 9" x 8' 6" (2.67m x 2.59m) Widest Points - Irregular shape.

Double glazed window to side, integrated storage, radiator.

### ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

39a Station Street,

Cockermouth

CA13 9QW

01900 828600

cockermouth@lillingtons-estates.co.uk

The landlord has requested; No Pets and No Smokers.

A Tenancy deposit of £800 applies.

Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC Band: D

Council Tax Band: D

Mains water, sewage, gas and electricity are connected and the tenant will be responsible for charges relating to these services.

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by the landlord directly/ Lillingtons on behalf of the landlord.

All applications will be subject to a referencing and immigration Right to Rent check. For more details please refer to our application guidance notes available from any of our branches or by visiting our website.

### DIRECTIONS

Leaving Cockermouth via Lamplugh Road, after the BP fuel station, take the second exit from the A66 roundabout onto the A5086. Follow the road for approximately 6.5 miles, after the Crossgates Junction take the next right signed to Asby. Follow Asby road until the small bridge taking the right turn immediately before the bridge onto the private road. Follow the track for about 1/4 of a mile, at the beck take the road opposite and follow it round until you come to the property.



Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)

39a Station Street, Cockermouth, Cumbria CA13 9QW Tel: 01900 828600

