



TO LET

1 HIGH BRUNDRIGG, BONNINGATE,
NR KENDAL, LA8 8JT

RENT: £1,150 PER CALENDAR MONTH

Edwin
Thompson



Key Features:

- Beautiful countryside outlook
- Convenient location close to Kendal & Staveley
- Mature gardens and large patio
- Garage & large shed/workshop

1  2  1 

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1 High Brundrigg is a delightful semi-detached 2-bedroom cottage situated in a picturesque location with gardens, garage and parking.

Internally the property comprises, a large utility / boot room, dining kitchen, spacious reception room with log burning stove. On the first floor, there are two bedrooms, bathroom and two storage cupboards.

The property is being let unfurnished and is available immediately to rent on an initial 6 month Assured Shorthold Tenancy with a long term let preferable.

This property is ideal for those looking for a rural lifestyle, whilst in a convenient location, close to Kendal and the Lake District National Park.

Utility / Boot Room (2.90m x 3.30m)

The front door leads directly into a spacious and bright utility room with painted concrete floor, plumbing for washing machine, oil fired boiler, radiator, coat hooks and ample space for outdoor clothing and boots. Door through to dining kitchen.

Dining Kitchen (5.83m x 4.00m)

Fitted kitchen with a range of wall and base units, composite work tops, space for oven with extractor above, stainless steel sink and drainer. Tiled

effect vinyl flooring, cottage style furnishings and dual aspect windows, exposed beams, radiator, under stairs storage and ample space for dining table and chairs.

Step down leading to reception room and stable door to rear patio.

Reception Room (5.60m x 3.83m)

Filled with natural light, a large dual aspect reception room providing, neutral carpeted flooring with two radiators, log burner with slate hearth and stone surround, alcove shelving and exposed beams.

To First Floor

A carpeted staircase with feature wallpaper, from the dining kitchen provides access to the first floor.

Doors off a good sized carpeted central landing area with radiator, lead to 2 double bedrooms, 2 cupboards and family bathroom.

Bedroom 1 (5.73m x 2.61m)

A double bedroom enjoying countryside views over to Kentmere, neutral carpeted flooring and a wall mounted radiator. Exposed beams and double fitted wardrobes.



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Bedroom 2 (2.69m x 4.65m)

A double bedroom with windows overlooking the front gardens and Whitbarrow Scar, carpet flooring and radiator with exposed beams.

Cupboards

Two large cupboards, one, an airing cupboard housing the hot water cylinder and providing floor to ceiling shelving, and the other a fitted wardrobe with rail.

Family Bathroom (2.53m x 1.78m)

Comprising a white 3-piece suite, with bath and electric shower over and glazed shower screen, patterned tiled walls, wash hand basin, WC, wall mounted radiator, painted wooden flooring and Velux roof light.

Externally

A southwest facing lawned garden with mature flower borders and rockery with countryside outlook. Private flagged patio to the rear, with large timber shed for additional storage. Log store, coal bunker and rotary clothes airer.

Parking at the front of the property for two vehicles and an attached single garage with up and over door.

Services:

Oil fired central heating. Mains electricity & water. Shared private drainage. The tenant will be responsible for all outgoing on the property as well as the minor maintenance and decoration internally. The landlord will be responsible for structural repairs and exterior decoration.

EPC:

The property has an EPC rating of E (42).

Council Tax:

We are informed by Westmorland and Furness council that the property is a Council Tax Band D. The Council Tax for the year 2025/2026 being £2,379.96.

Rent:

A rent of £1,300 per calendar month, exclusive of outgoing.

Damage Deposit:

A damage deposit equal to 5 weeks rental will be payable at the onset of the tenancy.



Tenancy Agreement:

The tenant will sign a standard Assured Shorthold Tenancy Agreement prior to taking occupation of the property. A copy of the Agreement is available for viewing at the office.

Ongoing Tenancy Management:

Upon tenancy commencement, the property will be managed by Edwin Thompson.

Viewings:

Strictly by prior appointment through Edwin Thompson, Chartered Surveyors, 23 Church Street, Windermere, Cumbria LA23 1AQ. Please do not drive onto the farm steading without prior arrangement.

Applications:

Application forms are available from the Windermere office.

What 3 Words:

///trudges.graced.carefully

Notes:

1. On expiry of the initial lease a further term may be offered.
2. Non-smokers only to apply.
3. Pets at landlords discretion.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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Regulated by RICS



Berwick upon Tweed
Carlisle
Galashiels
Keswick
Newcastle
Windermere

Edwin Thompson is the generic trading name for Edwin Thompson Property Services Limited, a Limited Company registered in England and Wales (no. 07428207)

Registered office: 28 St John's Street, Keswick, Cumbria, CA12 5AF.

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