

# PFK

Holmside Cottage, Irton, Holmrook, Cumbria CA19 1TD

Rent: £1,300 pcm







LOCATION

Located between the beautiful valleys of Wasdale and Eskdale, Irton is an ideal base from which to explore the area's fells and mountains which create some of the finest walking in Britain. Nearby Gosforth (3 miles) has shops, a library, excellent nursery and primary school. More comprehensive amenities can be found in Seascale including doctor's surgery and pharmacy, and rail links to Carlisle and Lancaster. The interesting town of Whitehaven is some 15 miles distant, with Cockermouth, having strong associations with Wordsworth, a little further afield.

PROPERTY DESCRIPTION

Situated in the picturesque Eskdale valley within the renowned Lake District National Park, you will find Holmside Cottage, a charming, detached home with adjoining annex, which is now available to let with immediate effect.

This lovely residence is located on the outskirts of the idyllic village of Eskdale Green, with the majestic western fells in close proximity; outdoor enthusiasts will have easy access to breathtaking hiking trails - and the village pub is conveniently located just a stone's throw away. Holmside Cottage presents an incredible opportunity as it includes this character-filled, three bedroom cottage and an adjoining one bedroom annexe. The property can also be made available to let without the annexe depending upon the requirement of the tenant and subject to discussions with the landlord.

Accommodation on the ground floor briefly comprises cosy living room with attractive wood burning stove, second reception-dining room, modern kitchen and a utility/laundry room - with the original bread oven still intact. A beautiful, split level staircase gives access to the first floor where there are three double bedrooms and a family bathroom. The annex offers a beautiful open plan living-dining-kitchen with first floor en-suite bedroom.

Externally, there is off road parking to the side for several vehicles and beautiful gardens surrounding the property, with a delightful, elevated, patio area to the rear which is ideal for outdoor entertaining.

ACCOMMODATION

HOLMSIDE

Living Room

3.89m x 3.87m (12' 9" x 12' 8") Accessed via composite front entrance door. A cosy, front aspect, living room with traditional, sandstone fireplace housing attractive, multi fuel stove and character features which include exposed timbers, sliding sash window and two, traditional style radiators. Tile effect flooring and access to: -

Dining Room/Second Reception Room

3.01m x 3.82m (9' 11" x 12' 6") A front aspect, second reception room with sliding sash window, traditional style radiator and exposed stone, fireplace housing wood burning stove. (Please note the stove is for decorative purposes only and is not for use by tenants)

Inner Hallway

With useful under stair, storage cupboard, access to the kitchen and to the utility/laundry room. An attractive, split level staircase, with window at half landing level (secondary glazed), leads from the hallway to the first floor accommodation.

Kitchen

2.59m x 2.87m (8' 6" x 9' 5") Fitted with a range of modern, wall and base units with complementary wooden, work surfacing, tile effect splash backs and stainless steel sink/drainers unit with mixer tap. Space/point for freestanding cooker, space/plumbing for dishwasher and space for tall, fridge freezer. Single glazed window to rear elevation, exposed stonework to one wall, radiator and laminate flooring.

Utility/Laundry Room

2.00m x 2.88m (6' 7" x 9' 5") With single glazed window to rear elevation, radiator, tile effect flooring and stable style door providing access to the rear garden. The original bread oven remains in situ in this room. (Please note the bread oven is for decorative purposes only and is not for use by tenants).

FIRST FLOOR

Landing

With exposed ceiling timbers and original doors to all first floor rooms.

Bedroom 1

3.46m x 3.98m (11' 4" x 13' 1") Large, double bedroom with sliding sash window to front elevation, radiator and original fireplace.

Bedroom 2

3.62m x 3.92m (11' 11" x 12' 10") Large, double bedroom with sliding sash window to front elevation, and radiator.

Bedroom 3

2.56m x 2.89m (8' 5" x 9' 6") Rear aspect, double bedroom with single glazed window and radiator.

Family Bathroom

2.07m x 2.83m (6' 9" x 9' 3") Rear aspect, fully tiled bathroom with three piece suite comprising freestanding bath with central mixer tap and mains shower over, concealed cistern WC and wash hand basin set in vanity unit. Large storage cupboard, vertical, ladder radiator and laminate flooring.



ANNEXE

Open Plan Living/Dining/Kitchen

3.46m x 7.07m (11' 4" x 23' 2") A bright and spacious, dual aspect, open plan living space accessed via patio doors at the side of the property, with windows to side and rear aspects and modern laminate flooring throughout. Recently refurbished, the kitchen area has modern, wall and base units with complementary work surfacing, tiled splash backs, double, Belfast sink, range style cooker with extractor fan over, integrated dishwasher and and space for large, fridge freezer. Delightful seating area with views over the garden, space for large dining table and chairs, radiator and understairs storage cupboard. The original access door into the main house remains in situ and could be reinstated if required. Stairs provide access to the first floor, en suite, bedroom.

First Floor Landing Area

With window to rear elevation.

En Suite Bedroom

3.56m x 4.15m (11' 8" x 13' 7") Bright and spacious, double bedroom. Part sloped ceiling with exposed timbers, two windows, radiator and access to: -

Shower Room

1.59m x 1.82m (5' 3" x 6' 0") With obscured window to side aspect, tiled shower enclosure fitted with mains shower, close coupled WC, wash hand basin set on vanity unit, radiator and laminate flooring.

EXTERNALLY

Driveway Parking

There are two separate driveways, one of which provides parking for one vehicle and gives access to the outbuildings, the other is situated to the side of Holmside Cottage and provides off road parking for several cars.

Garden

The property benefits from a fully enclosed, lawned garden, backing onto open countryside, with open fell views, established shrub planting and boundary fencing. Side access to the rear of the property where there is a delightful patio area, perfect for outdoor dining. A further garden situated at the other side of the property is ideally suitable for use as a vegetable plot, or, with some landscaping, could provide additional garden space to the garage building should that be converted.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.  
Terms: EPC rating for Holmside is E, EPC rating for Annexe ( Muncaster View) is C.  
Rental: £1,300 PCM plus all other outgoings  
Deposit: Equal to one month's rent  
Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

Holmside - Dining Room & Utility/Laundry Room

Please note the stove in place in the dining room/second reception room, and the original bread oven in place in the utility/laundry room are for decorative purposes only and are not for use by tenants.

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

Mains electricity & water; septic tank drainage; oil central heating, partial double glazing installed - unless detailed otherwise; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Council Tax: Band C

Viewing: Through our Cockermouth office, 01900 826205.

Directions: Holmside Cottage can be located using the postcode CA19 1TD and identified by a PFK 'For Sale' board. Alternatively by using What3Words///secretly.submits.witless

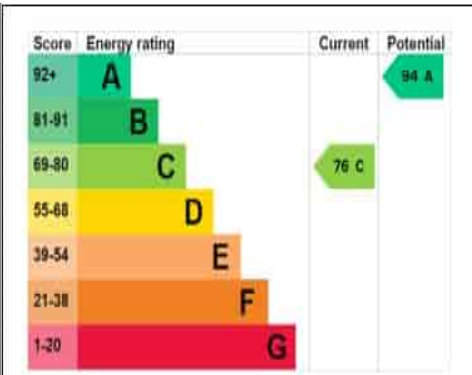








Holmside



Muncaster View

