

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

Telephone:
01946 590412
Website:
www.lillingtons-estates.co.uk



**HIGH HOUSE FARM THE BUNGALOW, SANDWITH, WHITEHAVEN CA28 9UP
RENT £1,200 PCM**

We are delighted to offer this well presented detached bungalow, set in a rural agricultural setting on the edge of the popular village of Sandwith which enjoys views over countryside towards the sea at the front. The property is modern and well presented and is offered on an unfurnished basis with immediate effect. The accommodation includes an entrance hall, spacious living room with multi fuel stove, a generous open plan kitchen/dining room with triple aspect and modern kitchen units, three decent bedrooms and a large family bathroom with bath plus separate shower enclosure. There is enclosed parking available to the front, a lovely glass sided Indian Sandstone decking area from where you can enjoy the views and a lawned garden to the rear with LPG gas tank and storage shed.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £1,200.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band E

Entrance Hall

A coloured composite front door leads into hall which is T-shaped and has doors to rooms, double radiator, access to loft space, boiler/coat cupboard, separate cupboard for storage and housing fusebox

Living room

15' 7" x 13' 10" (4.75m x 4.22m)

Double glazed window to front with views towards the sea and fells, multi fuel stove with sandstone hearth, double radiator

Kitchen/Dining room

26' 10" x 9' 0" (8.18m x 2.74m)

A triple aspect open plan room. the kitchen area is fitted in a wide range of base and wall mounted units with wood effect worktops, single drainer sink unit, electric hob with oven and extractor, fitted dishwasher, space for washing machine and fridge freezer, double glazed windows to side and rear.

The dining area has space for table and chairs, sliding patio doors to front leading out onto terrace, part glazed composite door to side, double glazed window to side, double radiator, wood style flooring throughout.

Bedroom 1

12' 4" x 11' 10" (3.76m x 3.61m)

Double glazed window to front, double radiator

Bedroom 2

12' 10" x 11' 7" (3.91m x 3.53m)

Double glazed window to rear, double radiator

Bedroom 3

11' 7" x 8' 3" (3.53m x 2.51m)

Double glazed window to rear, double radiator

Bathroom

Two double glazed windows to rear, panel bath, separate walk-in shower enclosure with thermostatic twin head shower unit, pedestal hand wash basin, low level WC. Extractor fan, chrome towel rail, linen cupboard, tile effect flooring

Externally

The property is approached by five bar gates that open into a concrete parking area for three cars. A ramp leads up to the front door. Raised sandstone paving patio area to front with glass panel sides to front and side affording lovely views towards the sea. The rear garden is enclosed and laid to lawn with shed and washing line, LPG tank.

Additional Information

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

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412

whitehaven@lillingtons-estates.co.uk

Council Tax Band: C

Broadband type & speed: Standard 4Mbps / Superfast 43Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to December 25' indicates Vodafone has variable service indoors but the other networks have limited service. All networks have good signal outdoors

Private water, LPG gas, private sewage and electricity are connected and the tenant will be responsible for charges relating to these services. Water will be billed quarterly via a sub meter to the farm. LPG tank will be full on move in and must be filled prior to exit.

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.

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

From Whitehaven head out on St Bees Road passing Asda and Aldi. Follow the road up an incline and down the other side, passing Mirehouse road on the left and then turning right uphill to Kells. At the top of the rise turn left to Sandwith and then take the next lane on the right, continuing into the village and passing the pub. Follow the road out of the village heading towards Rottington and St Bees and at a fork in the road bear right up a small lane. At bend in the lane take a left hand drive, over a cattle grid leading to high House Farm and the bungalow will be prominently located on the right hand side.



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

DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.