

PKK

Red Bank Cottage, Dufton, Appleby-in-Westmorland, Cumbria CA16 6NG

Rent: £975 pcm





LOCATION

Situated just outside of the village of Dufton, a highly attractive and popular Cumbrian fellside village, nestled below Dufton Pike and within close proximity of Appleby, with its excellent range of local amenities, and the A66, providing access to the A1, Penrith and the M6. Dufton itself boasts a well regarded and welcoming public house, a church, an active village hall, a shop/cafe, playground and many superb walks from the doorstep.

PROPERTY DESCRIPTION

After undergoing a full sympathetic refurbishment, Red Bank Cottage is now ready to be enjoyed by new occupants. With well proportioned accommodation including two double bedrooms, this is a beautiful home in a delightful setting.

The accommodation oozes traditional character and charm throughout, briefly comprising a spacious living room with inglenook fireplace housing a log burning stove, useful utility with WC and kitchen with space for dining facilities to the ground floor. To the first floor, there are two generous bedrooms and a three piece bathroom. Externally there is offroad parking and a garden which sits to the front of the property and is a delightful mix of lawn with low maintenance gravelled area and a newly laid flower bed. A summer house is well appointed to enjoy the delightful open views and a WC sits within the outhouse.

Please note - Prior to occupation, the property will have carpeting to bedroom 2, the stairs and landing. The utility will benefit from fitted work surface with space for washing machine beneath. There have been additional works to the garden since the pictures were taken, with the creation of a flowerbed. Externally a pedestrian gate is being fitted to the pathway.

ACCOMMODATION

Living Room

5.16m x 3.74m (16' 11" x 12' 3") Accessed directly by a part glazed wood front door. A spacious, dual aspect reception room with attractive, sandstone inglenook fireplace and hearth, housing a log burning stove, tiled flooring and open access through to the utility room and the kitchen.

Utility Room

1.6m x 3.62m (5' 3" x 11' 11") The utility room is nearing completion and currently houses a newly fitted WC and wash hand basin. On completion, it will also house the components for the air source heat pump system. Work surfacing will also be fitted with plumbing and space for under counter washing machine and tumble dryer, tiled flooring, rear aspect window and part glazed external door.

Kitchen

2.57m x 5.18m (8' 5" x 17' 0") A characterful dual aspect kitchen, with beams to the ceiling, exposed sandstone wall detailing and stone flagged flooring. Fitted with a range of wall and base units with complementary work surfacing and upstands, incorporating Belfast sink with mixer tap. Integrated oven with hob and extractor over, space for fridge and freezer, ample space for dining furniture and understairs storage cupboard with lighting and housing the consumer unit.

Inner Hallway

With stairs leading to the first floor.

FIRST FLOOR LANDING

With doors giving access to the first floor rooms.

Bedroom 1

5.18m x 2.84m (17' 0" x 9' 4") A dual aspect double bedroom with shelved overstairs cupboard.

Bedroom 2

3.75m x 3.17m (12' 4" x 10' 5") A dual aspect double bedroom with feature fireplace and enjoying attractive views towards the fells.

Bathroom

Fitted with a three piece suite comprising WC, wash hand basin and bath with mains shower over and additional hand held shower attachment. Part tiled walls and tiled flooring, heated chrome towel rail and extractor fan.

EXTERNALLY

Garden and Parking

To the front of the property, there is an enclosed garden, laid to lawn with summerhouse, outhouse with WC and recently created flower bed, with the garden opening out on to the car parking area which provides offroad parking for two vehicles.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is not managed by PFK.

Terms: EPC rating: D

Rental: £975 PCM plus all other outgoings

Deposit: Equal to one month's rent

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply

Ongoing Updates

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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. Heating is by way of a newly installed air source heat pump system and double glazing installed. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Please note there is underfloor heating to the ground floor.

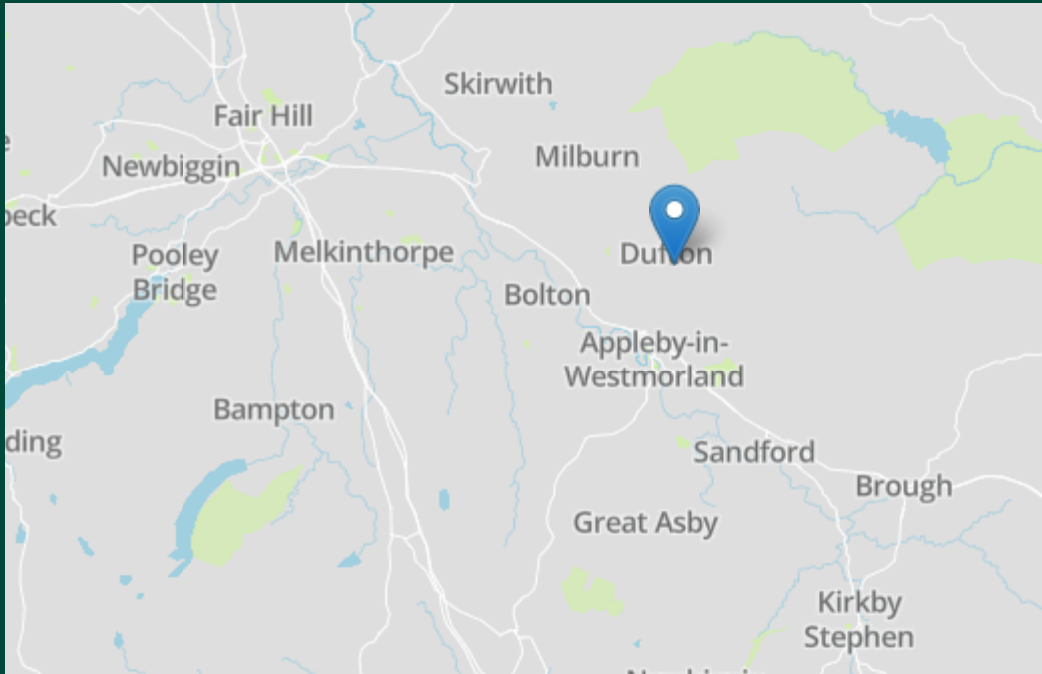
Council Tax: Band B

Viewing: Through our Penrith office, 01768 862135.

Directions: What3Words - Parking - florists.hops.baseless

From the centre of Appleby, head up Battlebarrow, drive under the A66 and follow the road for approx. 3 miles towards Dufton. As you approach Dufton, you will pass Dudmire Farmhouse Holiday Lets and Red Bank Cottage can be found a short distance along from here, on the right.





| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|----------|-------------------------|------------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | 100 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |