

58 Lowther Street
Whitehaven
Cumbria
CA28 7DP

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www.lillingtons-estates.co.uk



**THE STABLES GATRA FARM, LAMPLUGH, WORKINGTON,
CUMBRIA CA14 4SA
£900 PCM**

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.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £900.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown.

EPC band D

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

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

Bedroom 2

Some restricted headroom.

Double glazed window to rear, integrated storage cupboard.

Bedroom 3

Irregular shape.

Double glazed window to side, integrated storage, radiator.

Kitchen/Dining Room

Good size open plan room with a wealth of storage and work space, window to front and two Velux windows, radiator, built in appliances, laminate flooring, steps down to lounge.

Lounge

Window to front, radiator, laminate flooring.

Additional information

Council Tax Band: C

The Ofcom website states (at 27/02/2024) that O2 is available for both voice and data, Vodafone for voice only indoors at this address, EE & Three have no availability for either, and in addition that enhanced data is available via all four providers outdoors. Currently the property is served by standard broadband (12Mbps) and superfast (47Mbps).

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.

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.

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

Branch Address:

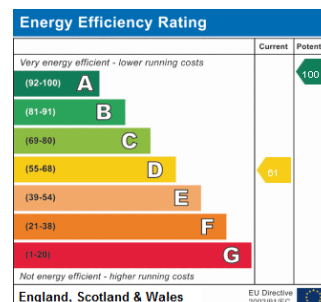
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