

58 Lowther Street  
Whitehaven  
Cumbria  
CA28 7DP

**Telephone:**  
01946 590412  
**Website:**  
[www.lillingtons-estates.co.uk](http://www.lillingtons-estates.co.uk)



**3 ROTTINGTON COTTAGES, ROTTINGTON, WHITEHAVEN, CUMBRIA CA28 9UT  
RENTAL £750 PCM**

If you are looking for a charming older property in a rural position but that doesn't cost the earth to run, then this fantastic semi detached property will be perfect for you. Offered immediately on an unfurnished basis, the home benefits from a solar install and also a newly installed air source heat pump running the heating, so bills will be reduced. Looking out at open countryside and to the sea at the side, this rural property is also accessible to the facilities and station in St Bees. The accommodation includes a living room, study/utility, dining room/ground floor bedroom, kitchen and a ground floor bathroom. There are two further bedrooms to the first floor. There is a lay-by opposite for on road parking and a lovely garden to the rear which backs onto fields.

The landlord has requested; No Pets and No Smokers. A Tenancy deposit of £750.00 applies. Other tenancy related fees may also apply, please see our website or contact your local branch for a full breakdown. EPC band C

## Entrance

Entry is at the rear of the property via a PVC door leading into kitchen

## Kitchen

15' 0" x 7' 0" (4.57m x 2.13m) Double glazed window to rear, range of base and wall mounted units with work surfaces, single drainer sink unit, electric hob with oven and extractor, space for fridge, double radiator, built in airing cupboard, door to stairs leading to first floor, doors to living room and bathroom

## Living room

15' 0" x 13' 10" (4.57m x 4.22m) Double glazed window to front with countryside views, electric fire with surround and hearth, double radiator, under stairs storage cupboard, doors to dining room/bedroom3 and study

## Study/Utility

8' 0" x 4' 4" (2.44m x 1.32m) Double glazed window to side, cupboard with work surface over and recess to side making potential workstation space, double radiator, solar panels convertor unit.

## Dining room/Bedroom 3

8' 0" x 7' 10" (2.44m x 2.39m) Double glazed window to front with countryside views, double radiator

## Bathroom

Double glazed window to rear, panel bath with electric shower unit and screen, pedestal hand wash basin, low level WC. Double radiator, chrome towel rail, extractor fan, wood effect flooring

## Landing

Velux window to rear, doors to rooms

## Bedroom 1

13' 5" x 11' 3" (4.09m x 3.43m) Velux window to rear, double radiator, cast iron fire surround

## Bedroom 2

13' 5" x 11' 10" max, 8'6 min (4.09m x 3.61m) An L-shaped room with double glazed window to side and sea view, double radiator

## Externally

To the front of the property there is an area laid with gravel and a hedgerow border. Parking is available in a lay-by opposite the house. Path to side of property leading around to the entry door and with 'Air source' heating unit beside. The rear garden is a good size with a stone wall to back boundary and backing onto fields. The main area is at a higher level than the house and is laid to lawn with a gravel area. Two useful storage outhouses.

## 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: B

Tenure: Freehold

Services: Mains water and electric are connected, septic tank drainage. Heating via air source heat pump and solar install on front roof and the tenant will be responsible for charges relating to these services.

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speed: Standard only is available at 26Mbps

Mobile reception: Data retrieved from Ofcom dating back to June 24' indicates EE has no signal, 3 and Vodafone have limited service and O2 does have signal indoors. All ok outdoors

The property is not listed

The tenancy will be an assured shorthold tenancy for an initial term of six months unless otherwise agreed. The tenancy will be managed by Lillingtons on behalf of 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 travel out to St Bees passing Aldi and Asda and on descending the hill into the village, turn right signposted to the beach. Take an almost immediate turning on the right uphill along a single track road. This will lead you down into a valley and up the other side where Rottington Cottages will be located on the left side of the road.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C	75	77
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.