
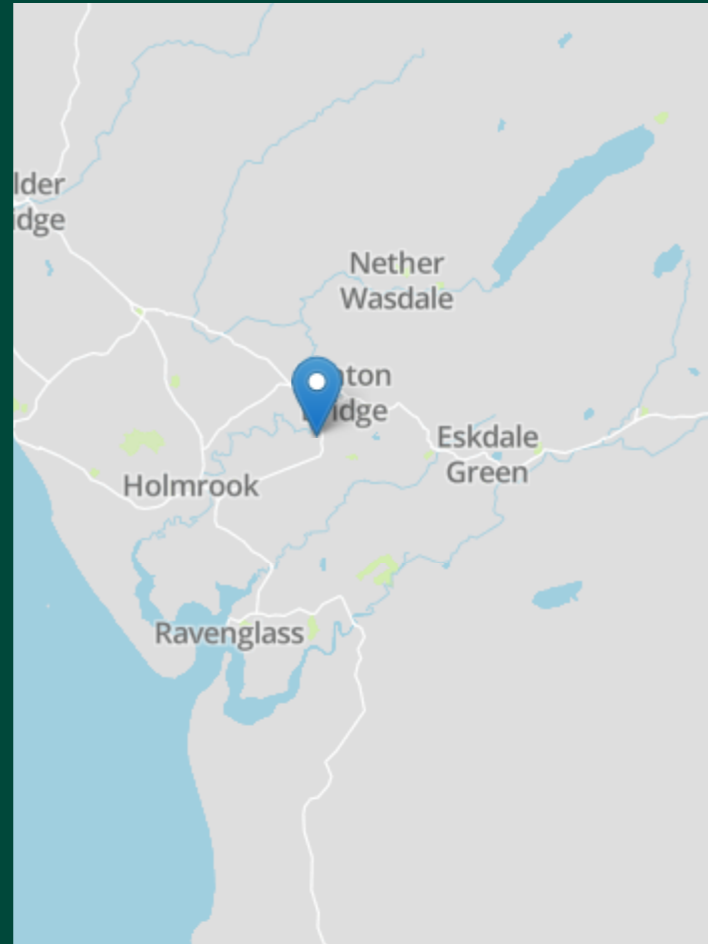


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	




James Cottage, Irton Hall, Irton, Holmrook, CA19 1TA

- 2 bed cottage
- In the grounds of Irton Hall in the National Park
- Council Tax: Band TBC
- Furnished accommodation
- Communal grounds
- EPC rating E
- Available immediately
- Parking available in the grounds

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LOCATION

James Cottage occupies a private setting within the grounds of Irton Hall, Irton, a peaceful hamlet in the western Lake District National Park. Irton Hall is close to a wide range of local attractions, such as the beaches of west Cumbria, the Eskdale miniature steam railway at Ravenglass - plus Muncaster Castle and Gardens, with its international Owl Sanctuary. Accessed via Hardknott Pass and Wrynose Pass, the Langdale Pikes are to the east, whilst Wasdale and Wastwater are only five miles away, providing walking access to Great Gable, Scafell Pike and many of the well known Lake District fells. Ennerdale Water, Crummock Water and Buttermere are also close by, as are the historic port and marina of Whitehaven. The nearest shop, pub and restaurant are one mile from Irton Hall.

PROPERTY DESCRIPTION

A beautiful 2 bed cottage offered to let with immediate effect on a furnished basis, occupying a tranquil setting in the grounds of Irton Hall in the Lake District National Park.

The cottage offers well appointed accommodation and would ideally suit a couple, young family or professionals taking up employment in the area. Its proximity to Wastwater and the western fells make it a great base from which to explore the beautiful Eskdale and Wasdale valleys.

In brief comprising entrance, spacious lounge, dining kitchen with appliances and dining table to the ground floor with 4 piece family bathroom, large double bedroom and a twin bedroom to the first floor. Externally, there is a communal garden area to the rear of the cottages with parking also available in the grounds. Residents are also permitted to roam the grounds of the hall which includes 19 acres of lawned and wooded areas, with natural parkland.

Viewing strongly advised.

ACCOMMODATION

Entrance

Accessed via traditional wooden door. With stairs to first floor, night storage heater, wood flooring and door into the lounge.

Lounge

A bright, spacious lounge with large understairs storage cupboard, freestanding pellet burning stove, night storage heater, wood flooring and twin, front aspect sliding sash windows. An open archway leads into the kitchen/diner.

Kitchen/Diner

Fitted with a range of matching wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated appliances including fridge freezer, hob with extractor over and eye level double oven. Freestanding washing machine and dishwasher, dining table and chairs, wood flooring, night storage heater, rear aspect sliding sash window and wood stable style door giving access to the communal areas to the rear.

FIRST FLOOR LANDING

With loft access hatch, large storage cupboard, laminate flooring and doors to first floor rooms.

Bedroom 1

A double bedroom with fitted wardrobe, night storage heater, laminate flooring and dual aspect sliding sash windows.

Bedroom 2

A twin bedroom with fitted wardrobe, night storage heater, laminate flooring and sliding sash window.

Bathroom

Fitted with a four piece white suite comprising concealed cistern WC, wash hand basin, panelled bath and tiled shower cubicle with electric shower. Fully tiled walls and flooring, chrome ladder radiator and rear aspect sliding sash window.

EXTERNALLY

Gardens and Parking

Car parking is available to residents within the grounds of Irton Hall, and occupiers also have use of all communal garden areas with a designated area for the cottage lying to the rear. We understand from the Landlord that occupiers are also permitted to use the vast grounds of Irton Hall, great for walking.

ADDITIONAL INFORMATION

Management & Terms

Management: this property is managed by PFK.

Terms: EPC rating: E

Rental: £850 PCM plus all other outgoings. Please note that water rates are included within the monthly rental figure.

Deposit: Equal to one month's rent.

Conditions: No smokers allowed.

Please note Immigration Act 2014 checks will apply.

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

Services: Mains electricity and water. Electric night storage heating and double glazing installed throughout. Telephone line installed subject to BT regulations. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Cockermouth office, 01900 826205.

Directions: James Cottage can be located using the postcode CA19 1TA. Alternatively by using What3Words///simulator:prosperstruggle

