



TO LET

**TOWN END FARMHOUSE,
LITTLE STRICKLAND, PENRITH, CUMBRIA, CA10 3EG**



A detached three / four-bedroom family farmhouse, situated in the charming village of Little Strickland. The property benefits a large garden to the front and side, oil central heating and a multi fuel stove. To Let initially on a 12 month Assured Shorthold Tenancy.

Rental: £850 pcm

IMPORTANT NOTICE

VISCOUNT LOWTHER TRUST for themselves and for the Vendor or Lessors of this property, whose Agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) All descriptions, dimensions, areas references to condition and necessary permissions for use and occupation and other detail are given as a guide only and without responsibility and any intending Purchasers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to the correctness of each of them;
no employee of Viscount Lowther Trust has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given whether by Viscount Lowther Trust, or the Vendors or the Lessors of this property.
- (iii) The making of any offer (bid) for this property will be taken as an admission by the intending Purchaser that s/he has relied solely upon his own personally verified information, inspection and enquiries.
- (iv) The photographs depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.
- (v) Where any reference is made to planning permissions or potential uses, such information is given by Viscount Lowther Trust in good faith. Prospective Purchasers should make their own enquiries with the Local Planning Authority into such matters.
- (vi) The Vendors reserve the right to amalgamate, withdraw or exclude either of the Lots shown at any time and to generally amend the particulars or method of sale.
- (vii) The property is sold subject to reserve(s).
- (viii) Viscount Lowther Trust reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

These particulars have been prepared in accordance with The Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.

Particulars prepared January 2020

Letting Particulars

Location

Town End Farmhouse is located in the heart of the village of Little Strickland. The town of Penrith sits approximately 8 miles to the North.

Amenities

The property is located just a short drive away from Penrith which offers major supermarkets, schools, restaurants, numerous shops and a main line train station.

Directions

From the North, take the A6 from Penrith towards Shap, after approximately 8 miles, take the left hand turn signposted 'Little Strickland', follow this round bearing right and take the first left as you come into the village of Little Strickland and the property can be seen directly in front of you.

From the South, take the A6 from Shap towards Penrith, after approximately 3 miles, take the right hand turn signposted 'Newby', follow the road for approximately 1 mile over the M6 motorway. At the crossroads turns left signposted "Little Strickland". Town End Farmhouse is located at the end of the village on the right-hand side.

Description of the Property

The property consists of a large detached stone-built farmhouse retaining many original features, and benefits from oil central heating, mains electricity and a septic tank.

Ground Floor

Entrance

Entrance from farmyard into good sized entrance porch.

Utility Room

Large utility room incorporating downstairs toilet, coal and log store.

Kitchen - 4.3m x 4.55m (14'1 x 14'11)

Large family kitchen with fitted base and wall units, fitted electric oven and four ring hob, sink unit.



Reception Room 1 – 4.10m x 4.90m (13'5 x 16'1)

Multi fuel stove, attractive window seat and radiator.

Reception Room 2 – 4.10m x 4.55m (13'5 x 14'11)
Open fire, window seat and original built in cupboard.



Pantry – 4.3m x 3.70m (14'1 x 12'2)
Very large traditional larder with sandstone slabs

Cellar
Useful under stairs storage room.



First Floor

Bedroom 1 – 4.10m x 5.85m (13' x 19'2)
Double bedroom with window seat to rear, original exposed beams and radiator.



Bedroom 2 – 4.10m x 5.10m (13'5 x 16'9)
Double bedroom with window seat to front, original feature of a built-in cupboard, radiator.



Bedroom 3 – 4.30m x 3.65m (14'1 x 12')
Double bedroom with window seat to front and radiator.

Bedroom 4/Office – 3.40m x 2.15m (1'2 x 7'1)
Good sized single with radiator (no window)



Bathroom - 4.30m x 2.3m (14'1 x 7'7) exc door recess
Four-piece suit including sink, toilet, bath, free standing shower unit. Recessed windows.



Outside - Off road parking and gardens to front and side.



Council Tax

The cottage is scheduled in Band D payable to Eden District Council. The amount payable for the year 2019-2020 is £1,844.49

Services

Mains water and electricity.

Viewing

Strictly by appointment, please contact Joanne Potter, Viscount Lowther Trust, Estate Office, Glebe House, Lowther, Penrith, Cumbria, CA10 2HH, 01931 712 671.

Rent

Rental £850 per calendar month, payable monthly in advance by Standing Order. The tenant will be responsible for all other outgoings including Council Tax.

Term

To let initially on a one-year Assured Shorthold Tenancy. References required, pets by agreement only

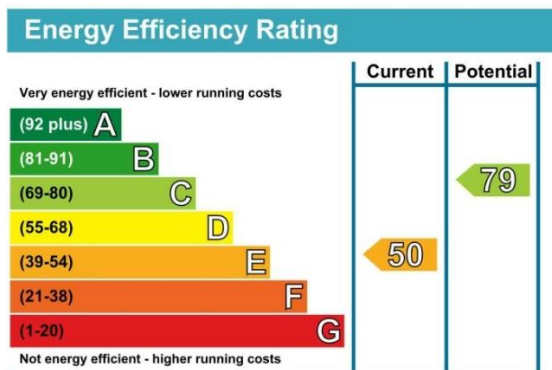
Deposit Scheme

A deposit of £850 payable and will be protected in a Tenancy Deposit Scheme

Money Laundering Regulations

Prospective Tenants should be aware that in the event that they are successful, they will be required to provide us with documents in relation to Money Laundering Regulations, one being photographic ID for example driving licence or passport and the other being a utility bill showing their address. These can be provided in the following ways; call into our office with, or post to use, the original documents for us to copy; or a certified copy provided via your solicitor.

Energy Performance Certificate



Floor Plan

