



1 Whitbeck Cottages High Lorton, Cockermouth, CA13 9UQ

£850 Per Calendar Month

Nestled in the picturesque village of High Lorton this charming cottage offers a delightful retreat for those seeking a tranquil lifestyle. With two well-proportioned bedrooms, this property is perfect for a single person or couple looking for a cosy home.

One of the standout features of this property is the pretty garden, which boasts a stream at the end, providing a peaceful backdrop for outdoor enjoyment. The garden is perfect for gardening enthusiasts or those who simply wish to unwind in a natural setting.

For those who appreciate local amenities, the cottage is conveniently located near a good shop, a welcoming pub, and a reputable primary school. Additionally, the property offers easy access to the stunning lakes and mountains of the Lake District, as well as the vibrant town of Cockermouth, known for its fantastic array of shops, eateries and sports facilities.

With a car port included, parking is hassle-free, adding to the overall appeal of this delightful home. This cottage is not just a place to live; it is a lifestyle choice, offering a perfect blend of comfort, convenience, and natural beauty. Don't miss the opportunity to make this charming cottage your new home.

WHAT YOU NEED TO KNOW

Electric heating

INNER HALLWAY

With stairs to the first floor, under stairs cupboard and doors into the kitchen and lounge.

KITCHEN

11'10" x 10'7" (3.62 x 3.24)



Fitted with a range of base and wall units in pine, with black ironmongery, laminate work top and ceramic tile splashback. Includes electric oven with 4-ring electric hob over, stainless steel sink, washing machine, dishwasher and fridge/freezer. Ample space for a dining table, tiled floor, window to the front, spotlighting and television point.

LOUNGE

17'3" x 10'11" (5.28 x 3.34)



With double doors to the rear garden, electric fire in brick surround, with wall mounted pine shelving either side, television point.

FIRST FLOOR LANDING



With natural wood floorboards.

BEDROOM 1

17'1" x 9'5" (5.21 x 2.89)



Double room to the rear with window to the front and side. Continuation of flooring.

BEDROOM 2

13'6" x 8'0" (4.14 x 2.45)



Double room to the front with continuation of natural wood flooring

BATHROOM

8'7" x 4'0" (2.63 x 1.24)



Fitted with bath and shower over, with clear screen and chrome frame, pedestal wash basin with chrome mixer tap and large mirror over. Ceramic tiles around the back. Low level wc. Frosted window to the side, natural wooden floorboards.

REAR GARDEN



Paved patio area with lawn leading down to the stream. Please note that due to the proximity of the stream it would not be sensible to have children at the property.

PARKING

Parking is within the carport to the left hand side of the property.

DIRECTIONS

From the centre of Lorton, pass the village shop (on the right) and take the right turn signed to Boon Beck. Go over the small bridge and immediately turn left into the courtyard and the property is on the left. It is within about 2 minutes walk of the village shop. WHAT 3 WORDS: indulgent.partners.dented.

COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that this property is placed in Tax Band E.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE CONSUMER PROTECTION REGULATIONS 2008/VIEWINGS

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the landlord.

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the

commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

HOLDING DEPOSIT

Grisdales take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £195.

This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit, the Tenancy Agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdales can agree with the tenant in writing that a different date (for example, an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdales.

Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlord's Fixtures and Fittings at the premises as

described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdales for further information.

RENTAL PROTECTION PLAN

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? – Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love should the unexpected happen during the length of the plan – ask to speak with our Protection Specialist.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to www.grisdales.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct

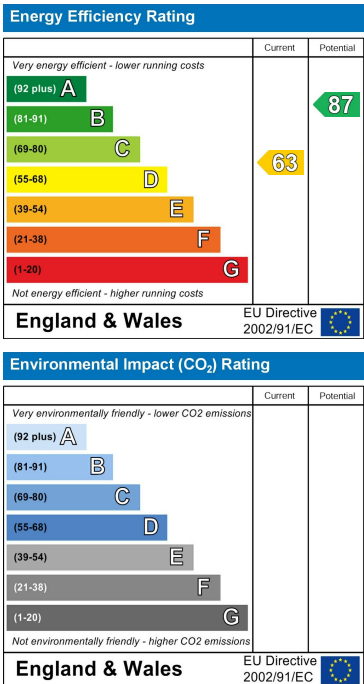
Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.