

## Littles Acre , Cockermouth, CA13 0ST

**£1,750 Per Calendar Month**

We're highly delighted to offer to let this stunning four bedroomed detached family home. Built by the owner's family in the 1990's it has been beautifully finished and maintained over the years and offers superb and very spacious accommodation on two levels. Being "upside down" in nature the main living accommodation is upstairs and the views in a westerly direction over countryside to the Scottish Fells in the distance are gorgeous.

Inside and downstairs, briefly there are three double bedrooms and a family bathroom and a central mahogany staircase will take you to the first floor galleried landing where you'll find three reception rooms (all connected by double doors so super "party" space!), a well fitted kitchen and a fourth bedroom.

The house is approached from two directions, both of which give access to a huge drive as well as a large double garage. The gardens are well stocked and perfectly maintained and offer a mix of lawns, borders, paths, as well as a summerhouse all of which are south facing and will be looked after by the landlord's contractor.

You won't be disappointed!

## THINGS YOU NEED TO KNOW

Gas central heating;

Double glazing.

The Landlord has a gardener who will attend.

There is an additional cost of £48 exc VAT PCM for broadband.

## ENTRANCE

The property is accessed via a composite door which leads into:

## INNER LOBBY

With window to the side, pitched roof and tiled floor and glazed hardwood door leads into:

## ENTRANCE HALL

19'10" x 13'8" (6.06 x 4.18)

With mahogany wood panelling, coving, tiled entrance area, window to the front, lighting and impressive central staircase leading to the first floor living accommodation.

## BEDROOM ONE

17'7" x 15'6" approximately (5.36 x 4.74 approximately )



A spacious double bedroom to the front with two windows to the front and a window to the side, coving, television point and incorporating dressing table area with wall lighting and cupboards above and two sets of double wardrobes with hanging rail and shelf and additional cupboards with drawers below. Door leading into:

## BATHROOM

6'8" x 5'5" (2.04 x 1.66)



With Mira shower and attachments in cubicle with sliding door and fitted with ceramic tiles, white pedestal wash basin with gold taps and low level WC, wall mounted mirror fronted cupboard, coving, extractor fan, spotlighting and gold coloured fittings and tiled around sanitary fittings with blue ceramic tiles.

## BEDROOM TWO

15'10" x 9'8" (4.85 x 2.97)



Double room with two windows overlooking the front, coving and television point.



## BEDROOM THREE

14'6" minimum x 9'10" (4.43 minimum x 3.01)



Double room to the rear, coving, window to the side and large walk-in cupboard with shelving.

## FAMILY BATHROOM

7'10" x 5'10" (2.39 x 1.78)



With cream pedestal wash basin and gold taps, matching bath with wooden side panelling and gold taps and low level WC. Fitted around sanitary fittings with terracotta ceramic tiles, coving, spotlighting, extractor fan and shaver point.

## UTILITY ROOM

17'7" x 6'5" (5.37 x 1.97)



Fitted with terracotta tiled floor. A range of base units with green fronted cupboards, laminate worktop over and modern patterned ceramic tiling. Utility room includes stainless steel sink with mixer tap, wall mounted Worcester gas boiler, extractor fan, spotlighting, plumbing for washing machine and window to the side; double cupboards and water cylinder tank.

## STUDY

12'11" x 4'0" (3.96 x 1.22)



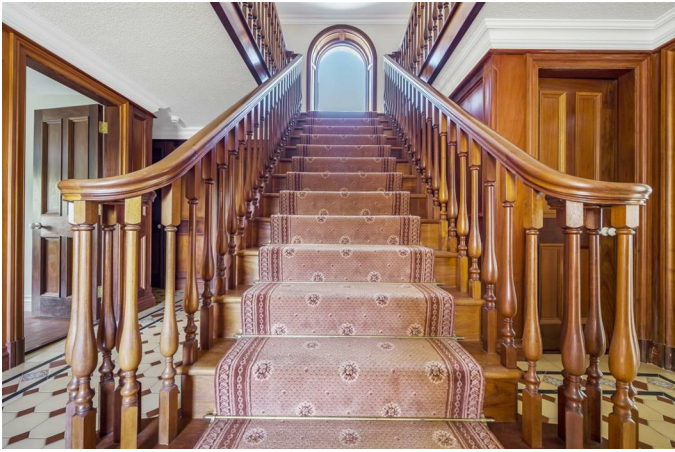
A useful room (no window) with a good range of shelving and a built-in desk, coving and spotlights.

## CLOAKROOM

6'0" x 2'9" (1.83 x 0.85)

Fitted with WC with high level cistern, corner wash basin, fitted around sanitary fittings with terracotta coloured ceramic tiles, tiled floor, spotlighting and extractor fan.

## STAIRCASE & LANDING



A beautiful central staircase with mahogany banisters, handrail and brass carpet rods leads to first floor level with galleried landing and centre ceiling rose. Doors to the main living accommodation, door to the rear and feature window with arch.

## DINING ROOM

17'7" x 9'9" (5.37 x 2.98)



With a large window to the side, coving, wall lights and matching centre light and mahogany doors and skirting boards, window sill etc. Double sliding doors open up into:

## LOUNGE

17'7" x 16'9" (5.37 x 5.11)



A beautiful room with a superb view from the front window and two windows to either side; coving, wall lights and built-in mahogany shelving with cupboards below. Fireplace with marble surround and hearth set within mahogany chimney breast, television point, mahogany window sills and frames, skirting boards, etc. Double doors lead into:

## SNUG

17'0" x 9'10" (5.19 x 3.02)



With a large window overlooking the front with pine surrounds and window sills, skirting boards and doors etc and natural varnished pine floor and television point and coving. Door leads to the hall and into the dining kitchen.



## DINING KITCHEN

16'0" x 15'11" (4.88 x 4.87)



Fitted with a range of base and wall units in pine with slate worktop over and cream ceramic tiled splash-back. The kitchen includes 1.5 bowl composite sink unit with gold tap, 4-ring Bosch gas hob and dishwasher, integrated double Hotpoint oven with chrome handles and integrated fridge/freezer; pine dresser, dark red vinyl floor covering and ample space for a dining table, large windows to the front and side and coving. Door giving access into:

## BEDROOM FOUR

17'7" x 16'7" (5.37 x 5.06)



A larger than average double bedroom with windows to two sides, coving and two sets of double cupboards with shelf and hanging rail, mahogany skirting boards, telephone point and door leading into:

## WET ROOM

8'4" x 7'10" (2.55 x 2.41)



With waterproof flooring and shower over with drainage channel, WC, floating wash basin with chrome mixer tap and fitted around sanitary fittings with green waterproof panelling, spotlighting and window to the side.

## WC

4'8" x 4'3" (1.43 x 1.31)

With WC with high level cistern, corner wash basin, fitted around sanitary fittings with blue ceramic tiling, extractor fan, spotlighting, vinyl floor covering, dark stained skirting boards and access into the loft.

## DOUBLE GARAGE

21'0" x 19'1" (6.41 x 5.82)



A large double garage with two separate electric up and over doors, pedestrian doors to the rear and one into the house, and range of built-in cupboards and shelves.

## PARKING



The property can be approached via gates from two directions and there is ample parking for multiple vehicles on the tarmacked drive and access into the double garage.

## EXTERNAL



To the front of the property is a lawned area and a paved path leads to the front door and steps lead down to a further lawned area and access into a summer house. The garden will be maintained by the landlord's contractor.

## OUTLOOK

There is a beautiful view from the front of the property over the garden to the countryside in the west and with glimpses of the Scottish fells in the distance.

## DIRECTIONS

The property is best approached by leaving Cockermouth on the A5086 towards Egremont - after approximately 5 miles, turn left, signposted Mockerkin. Proceed up the hill into the village and the property can be found on the left hand side.

## COUNCIL TAX

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

## 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.

## 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.

Alternatively, ask Grisdales about the ZERO DEPOSIT GUARANTEE which is available for this property (subject to conditions). Costs are a set up fee of £49 and a payment equivalent to one weeks rent. After that there is an annual renewal fee of £17.50 paid to Zero Deposit.

## HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property will be £346.00.

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?

For peace of mind, the property will be managed by Grisdales.

## 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 Landlords 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 for a FREE appointment to discuss this plan with Kirsty, 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](http://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 BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau – Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

To find out how we can help you realise your dreams, just call your nearest Grisdales office.



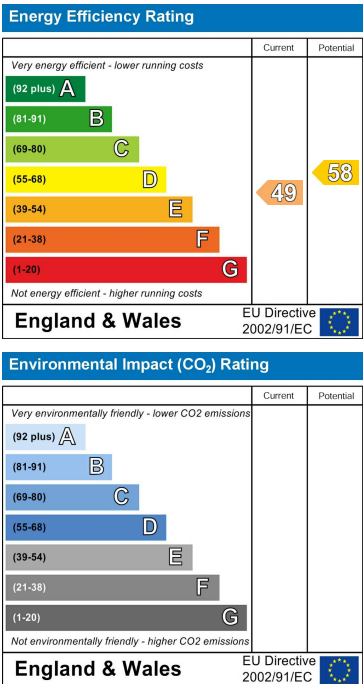
Floor Plan



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.