



Mereghyll, Low Lorton, CA13 0RW

£1,850 Per Calendar Month

Here is the Perfect Property – one you will be desperate to rent and you'll never want to leave! Just imagine entertaining friends in the stylish dining kitchen, or cosying up on a cold winters night in front of the stove, or pottering in the garden enjoying the scenery and wildlife around you.....

This is an absolutely gorgeous four bedroomed semi-detached stone built barn conversion which occupies a stunning yet rural position in the heart of the Lorton Valley with incredible views from all windows. Beautifully presented with bags of character and charm and standing in delightful and informal gardens with ample parking and a large garage you absolutely will not be disappointed with what's on offer.

LOCAL OCCUPANCY CONDITIONS APPLY - PLEASE SEE GRISDALES FOR FURTHER INFORMATION.

THE RENT INCLUDES GARDEN MAINTENANCE

THINGS YOU NEED TO KNOW

LPG gas central heating;
Double glazing.

Please note that there is a local occupancy clause on this property and the conditions are:

"The property must be the main residence of the occupiers"

"The property must be occupied by tenants who are employed or will be employed or were last employed "locally" or they need to have lived "locally" for the last three years"

ENTRANCE

The property is accessed via a hardwood door with a double glazed panel and that leads into:

INNER LOBBY

6'4" x 5'11" (1.95 x 1.82)

With coat hooks and glazed ash door with chrome ironmongery; leads into:

INNER HALLWAY



With stairs to the first floor and useful under-stairs storage cupboard. Doors into both reception rooms.

SITTING ROOM

20'8" x 12'7" (6.31 x 3.86)



A fabulous spacious and light room with windows at each end and with multi fuel stove within fireplace alcove with timber beam over and slate hearth, television point.

DINING ROOM

11'8" x 10'3" (3.58 x 3.14)



With window overlooking the courtyard, telephone point, spotlighting and coving. Doors into the kitchen, utility room and cloakroom.

KITCHEN/DINER

19'5" x 12'11" (5.92 x 3.94)

Another fabulous room accessed via steps down from the dining room and offering ample natural light from 5 windows and beautiful views. Spot lighting and lighting above the breakfast bar, door to the rear natural ash floor and split into two defined areas as follows:

KITCHEN



The kitchen is fitted with a comprehensive range of base and wall units and drawers in anthracite grey with off white granite worktop over and includes double integrated electric oven with integrated Hotpoint fridge in drawer form, 1.5 bowl stainless steel sink unit with chrome mixer tap, integrated Flavel 3/4 size dishwasher, 4-ring Neff hob over. Natural wood shelving. (please note that there is no freezer within the property)

DINING AREA



With two large picture windows with slate window sills overlooking the Buttermere fells. Ample space for a dining table.

UTILITY ROOM

6'8" x 6'7" (2.05 x 2.01)

With tiled floor and wall mounted cupboards with cupboard below, Armitage Shanks ceramic sink with chrome mixer tap set into work surface with plumbing for washing machine and space for additional appliances, extractor fan, wall mounted Worcester boiler, miniature feature window overlooking the road and spotlights.

CLOAKROOM

7'6" x 3'3" (2.29 x 1.00)



With a low level WC with concealed cistern and chrome flush panel set into unit with slate shelf over and arrowslit window. Floating wash basin with chrome mixer tap and slate splash-back; laminate floor. Spot lighting, coving, extractor fan, two chrome wall lights

STAIRS AND LANDING

Stairs lead to a half landing with an oak panel to the side and window overlooking the fells with wall light above, arrowslit window above and Velux roof light. Stairs lead to a landing with spot lighting and natural wood doors leading to the bedrooms.

BEDROOM ONE

13'7" x 12'7" (4.15 x 3.86)



A spacious double bedroom with large window overlooking the courtyard, walk in cupboard with shelving and hanging space etc.

EN SUITE BATHROOM

7'7" x 5'7" (2.33 x 1.71)



Fitted with step in shower with tempered glass screen in chrome frame with wall mounted Mira shower and attachments over and attractive waterproof panelling; white pedestal wash basin with two chrome taps and low level WC, fitted around WC and basin with oak panelling and matching shelving; wood flooring, vertical white radiator, Velux roof light, extractor fan and spotlighting.

BEDROOM TWO

12'2" x 9'5" (3.71 x 2.89)



A spacious double room with a view into the courtyard; hand made built in wardrobes with hanging space and shelving.

BEDROOM THREE

15'1" x 9'6" (4.61 x 2.92)



Spacious double bedroom overlooking the rear.

BEDROOM FOUR

11'3" x 9'8" (3.45 x 2.96)



Double room with a window overlooking the front with Velux roof light.

FAMILY BATHROOM

11'9" x 6'2" (3.60 x 1.90)



Fitted with bath with hand held shower hose and chrome attachments and three sets of recessed shelving, white modern wash basin with chrome mixer tap set into natural wood shelf unit with ceramic tiles above and natural wood shelf over and low level WC with concealed cistern and chrome flush panel, miniature window and Velux roof light, walk in shower base with tempered glass screen and wall mounted chrome shower and attachments and fitted with ceramic tiles around the shower, modern chrome radiator and ceramic tiled floor and spotlighting.

GARAGE AND PARKING

28'9" x 15'3" (8.78 x 4.65)



A shared drive leads to the parking area (suitable for 3 cars) and a further drive to the detached double garage accessed via double opening doors. Fitted with cupboards, space for domestic appliances.

EXTERNALLY



The cobbled courtyard of Mereghyll, is surrounded by a stone wall and well established shrub and floral borders. A gateway leads into the gravelled driveway which opens up to a large informal lawn with with fruit trees and shrubs. A gate leads onto the road. Log store and LPG gas tank.

COUNCIL TAX

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

OUTLOOK



There are beautiful views of the Lorton and Loweswater fells from most rooms.

DIRECTIONS

From Low Lorton proceed over the bridge and turn left towards Thackthwaite. Pass the caravan park and the property is on the right hand side before reaching Thackthwaite.

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 rent INCLUDES garden maintenance.

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.

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 for from a tenant to reserve a property. This is one week's rent and for this property will be £426

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 an FREE appointment to discuss this plan with Lewis Morgan, 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 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.

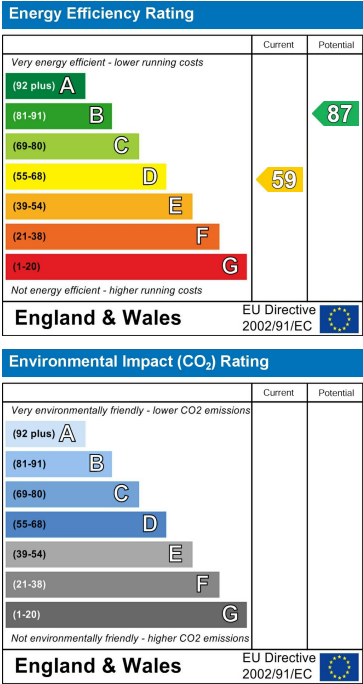
Floor Plan



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.