



GRISDALES

PROPERTY SERVICES



High Barn , Dean, CA14 4TJ

£1,100 Per Calendar Month

What a delightful home!

This beautifully refurbished three-bedroom detached house is full of charm and finished to a high modern standard throughout. Perfectly positioned in the lovely village of Dean, it enjoys an elevated spot close to the local pub, church, and primary school— with easy access to Cockermouth and the stunning northern Lake District, both just a short 15-minute drive away.

With plenty of parking, a spacious single garage, and well-kept gardens (maintained by the landlord), this wonderful home is simply waiting for a caring family to move in and make it their own!

Helping you find your perfect new home...

www.grisdales.co.uk

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WHAT YOU NEED TO KNOW

Oil central heating;
Double glazing;
Oak doors with chrome ironmongery throughout.

ENTRANCE HALL



The property is accessed via a Rock door with chrome ironmongery and frosted glazing panels, which leads into an entrance hall with large walk-in shelved cupboard; double glazed doors lead into:

INNER HALL



With attractive modern wall lighting; stairs to the 1st floor; useful understairs cupboard; telephone point; door leading into:

LOUNGE

15'10" x 11'10" (4.83 x 3.62)



A lovely light and airy room with windows to the front and rear; television point; coving.

DINING ROOM

13'7" x 12'5" (4.16 x 3.81)



Another good sized reception room with window overlooking the front; attractive centre ceiling lighting.

DINING KITCHEN

14'2" x 12'1" (4.33 x 3.69)



A light and spacious room with ample space for a dining table; door to the rear and windows to the side and the rear; wood effect laminate floor; LED spot lighting.

The kitchen is fitted with a range of cream units with metal handles and oak affect laminate work surface over; includes integrated dishwasher; plumbing for washing machine; stainless steel sink with chrome mixer tap; integrated Lamona electric oven; 4 ring Lamona electric hob over with glass splashback and extractor fan.

CLOAKROOM

Pedestal wash basin with chrome taps; low level WC with concealed cistern, set into white fronted cupboards with chrome handles; ceramic tiles around fittings; frosted window to the rear; vinyl floor covering.

FIRST FLOOR LANDING



Dog leg staircase leads to a spacious landing with windows to the front and rear; access into the loft; telephone point; ample space to "work from home".

BEDROOM 1

15'11" x 12'10" (4.86 x 3.92)



Fabulous light and airy room with windows to the front and rear; an unusual port hole window to the side giving a lovely view of the Lake District and fells; centre ceiling light.

BEDROOM 2

15'6" x 10'11" (4.73 x 3.34)



Another good size spacious double room with windows to the front and side; set of built in cupboards with shelving and hanging space etc.; smaller cupboards above; cupboard housing the cylinder tank; telephone point.

DIRECTIONS

Take the A5086 in a southerly direction, passing Paddle Academy and The Old Posting House. Exactly a mile after The Old Posting House, turn right signed to Dean; proceed along this road for half a mile and turn right signed to Dean. As you come into the village, on the right hand side is a sign to Williams Croft (if you get to the pub you have gone to far); turn up the tarmac drive by the Williams Croft sign and bear

left; continue along the tarmac drive and bear right onto the gravel; High Barn can be found on the left hand side just after the house call Hill side.

BEDROOM 3

15'5" x 8'7" (4.70 x 2.62)



Spacious double room to the rear with windows to the rear and side.

BATHROOM

12'2" x 6'5" (3.72 x 1.96)



A 4 piece bathroom suite in white comprising a walk in shower with curved screen, wall mounted chrome shower and attachments; bath with two chrome taps; low level WC with concealed cistern; white wash basin with chrome mixer tap and cupboards below; wall mounted fittings; chrome ladder style radiator; fitted around bathroom fittings with light grey waterproof paneling; window to the rear; spot lighting; mirror.

GARAGE AND PARKING



The front of the property is accessed via a steep tarmac drive with ample parking and it leads to larger than average garage. To the rear is parking for one car. There is also an outside store where the oil boiler is located with the oil tank adjacent outside.

GARDENS



There is a lawn to the left of the drive and a further garden immediately to the front of the property with paths around the house and well established shrub and floral borders. The landlord's contractor will maintain the garden.

COUNCIL TAX - CUMBERLAND

Cumberland Council (01228 606060) advise that this property is in Tax Band E.

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

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 for viewing. This is particularly important if you are contemplating travelling some distance.

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 weeks rent and for this property will be £253.

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. Please see Grisdales for full details on this.

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.

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 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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, 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

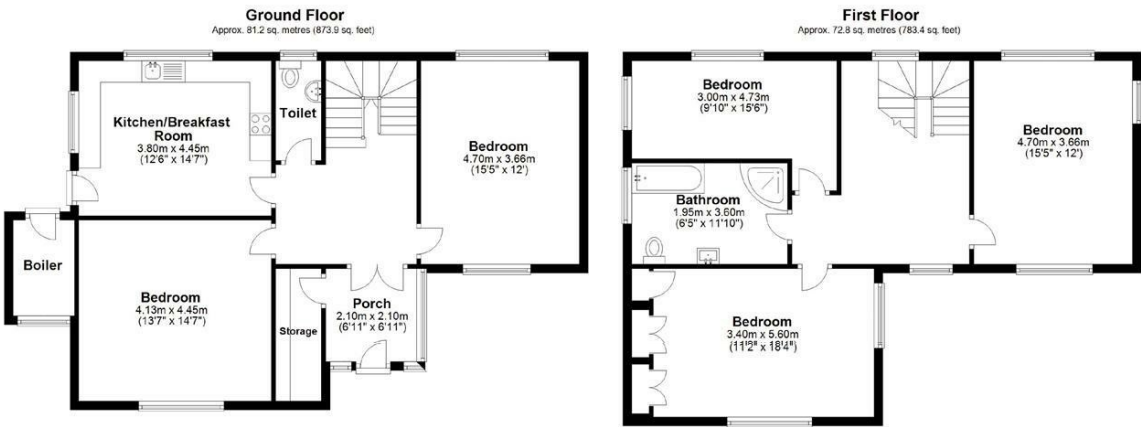
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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

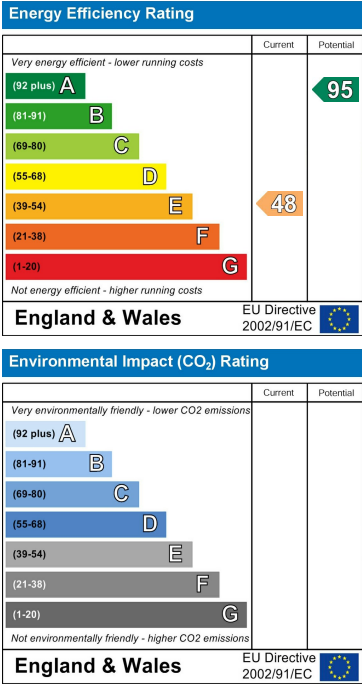


Total area: approx. 154.0 sq. metres (1657.4 sq. feet)
Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using PlanUp.
HIGH BARN, DEAN

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.