

Edwin
Thompson



DOWTHWAITE HEAD FARMHOUSE

DOCKRAY CA11 0LG

TO LET

Dowthwaite Head Farmhouse, Dockray
CA11 0LG

Dowthwaite Head Farmhouse is a Charming Lakeland Property Presented Exquisitely, Maintaining Traditional Features and Preserving the Character of this Stunning Property.

*The property is still undergoing refurbishment works which are expected to be complete in October 2024.

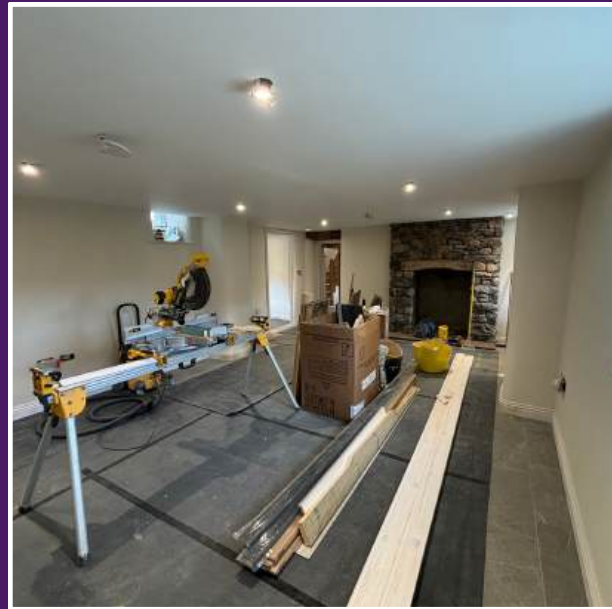
LOCATION

What3Words:///souk.tutorial.drifter

Dowthwaite Head Farmhouse is situated north of Ullswater, close to the hamlet of Dockray, within the Lake District National Park. The Farmhouse is situate approx. 8 miles from the A66 at Troutbeck and 13 miles from the Market Town of Penrith.

The property is nestled in the farmstead at the entrance to the farmyard and is approached via a single track public highway with no through road.

PER CALENDAR MONTH - £1,700





The living accommodation is arranged as follows:

On the ground floor:

Entrance Porch – with double glazed window and door leading to the living room.

Living Room – a sizeable room with wood burning stove and windows looking onto the garden.

Office / Playroom.

Kitchen / Diner – a large room with traditional exposed beams, wood burning stove, Range Master Oven, Dishwasher, under counter Fridge, patio door leading to the garden and stairs leading to the first floor.

Utility Room – with base units and counter top, door leading to the front of the property.

WC – with toilet and wash hand basin.

On the first floor:

Landing – Doors leading to all rooms, exposed beams and velux windows.

Double Bedroom 1 – with exposed beams.

Double Bedroom 2 – with exposed beams.

Family Bathroom – A full white suite with separate shower cubicle and towel radiator.

Master Bedroom – with exposed beams and an en-suite bathroom fitted with a sink, toilet and shower cubicle.

Externally the property benefits from a walled private garden with a paved patio, lawn and parking for 2 cars.

RENTAL

The property is to be let on an Assured Shorthold Tenancy at a rental of £1,700 per calendar month on an unfurnished basis.

DEPOSIT

A deposit equivalent to 5 weeks rent will be payable at the onset of the Tenancy.

ENERGY PERFORMANCE CERTIFICATE

Dowthwaite Head Farmhouse is to be reassessed for the EPC rating once all renovation works are complete.

COUNCIL TAX

Dowthwaite Head Farmhouse is to be reassessed for Council Tax once all renovation works are complete. Prospective tenants should check the exact Council Tax payable directly with Westmorland & Furness Council.

SERVICES

The property is connected to mains water, mains electricity, oil fired central heating and drainage is to a private septic tank.

VAT

All figures quoted are exclusive of VAT where applicable.

TENANCY AGREEMENT

The tenant will sign a standard tenancy agreement prior to taking occupation of the property. A copy of the agreement is available for viewing at the Carlisle office.

APPLICATIONS

Application forms are available from this office. The successful applicant will be required to provide a holding deposit equivalent to 1 weeks rent of £425.00. This will be non refundable if the tenant withdraws their application.

All applicants must be over the age of 18.

NOTES

- Non smokers only to apply
- Pets negotiable

Tenant Fees - Permitted fees:

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposit (a maximum of 1 week's rent). Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above).
- Payments to change a tenancy agreement eg. change of sharer - £50 or, if higher, any reasonable costs incurred.
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs).
- Utilities, communication services (eg. telephone, broadband), TV licence and council tax.
- Interest payments for the late payment of rent - 3% above Bank of England's annual percentage rate.
- Cost incurred for replacement of lost keys or other security devices.
- Contractual damages in the event of the tenant's default of a tenancy agreement.
- Any other permitted payments under the Tenant Fees Act 2019.

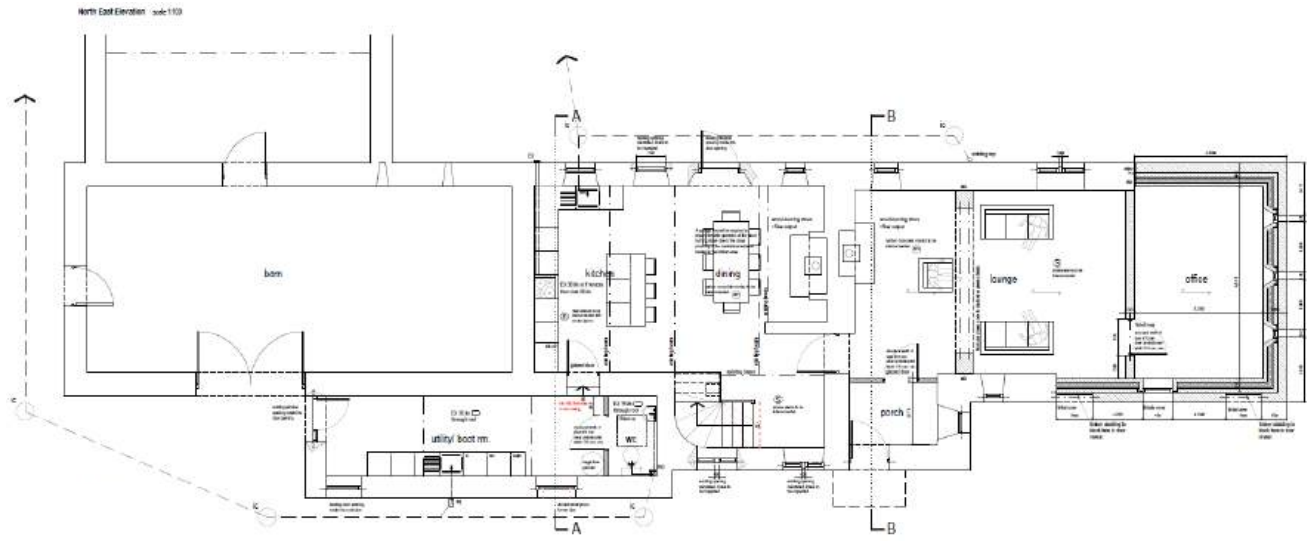
Edwin Thompson LLP is a member of RICS which has a client money protection scheme and is also a member of The Property Redress Scheme which is a redress scheme. You can find out more details on the agent's website: www.edwinthompson.co.uk or by contacting the agent directly on 017687 72988.

VIEWING

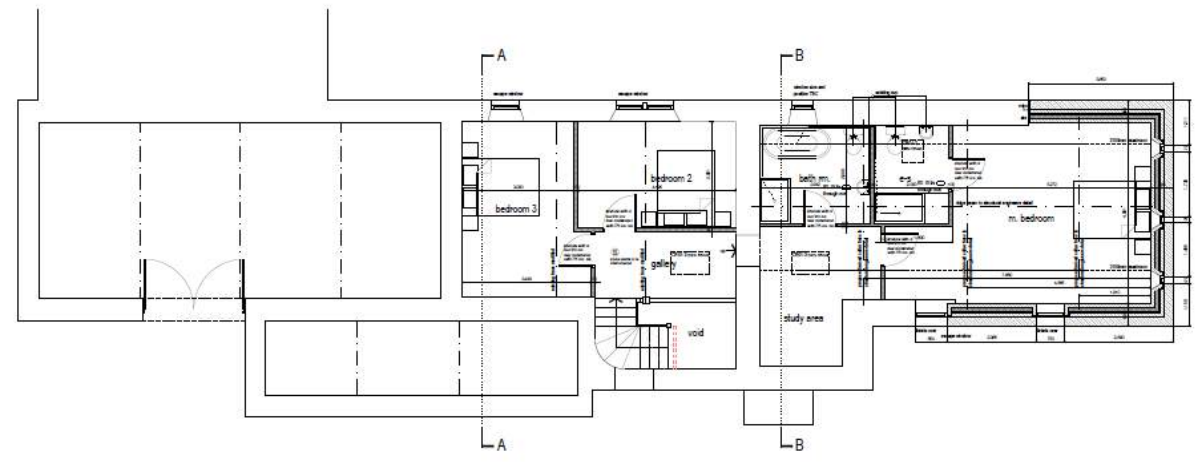
The property is available to view by prior appointment with the Carlisle Office of Edwin Thompson LLP.

Lauren Strand:
l.strand@edwin-thompson.co.uk
Tel: 01228 548385





Ground Floor



First Floor



DOWTHWAITE HEAD FARMHOUSE

DOCKRAY CA11 0LG

Edwin
Thompson



Carlisle Office

T: 01228 548385

carlisle@edwinthompson.co.uk

edwinthompson.co.uk