



**Sandstone Barn Conversion**

**Private Courtyard Location**

**Semi-Detached House**

**Popular Village with Amenities**

**2 Double Bedrooms**

**Council Tax Band `C`**



**Lilac Cottage Scotby Village**  
Carlisle, CA4 8BS

**Monthly Rental Of**  
**£580**

Viewing recommended for this 2 bedroom sandstone barn conversion located in the ever-popular village of Scotby. Scotby is on the outskirts of Carlisle to the East, providing easy road access to the A69 and junction 43 of the M6 motorway. The village boasts a village shop with post office, pub, church, primary school and village green. This beautifully converted barn is part of a small development around a courtyard and has exposed wood beam features. The accomodation briefly compromises: Living room with modern wall mounted fire, fitted kitchen with appliances and space for small table and chairs, and Utility Room. Upstairs are 2 double bedrooms and a contemporary bathroom. Outside is allocated parking.

**Living Room** 17' 7" x 11' 3" (5.36m x 3.43m)  
Living room with modern electric mounted fire. Laminate wood flooring and stairs to 1st floor.

**Kitchen** 12' 0" x 8' 8" (3.65m x 2.64m) x 7' 7" x 4' 4" (2.31m x 1.31m)  
Modern fitted kitchen with a range of wall and floor units. Complimentary worktops with tiled splash backs and inset 1 1/2 bowl stainless steel sink Built-in, oven, gas hob, stainless steel extractor and integrated dishwasher. Tiled floor. Space for small table and chairs. Doors to Utility Room & Living Room.

**Utility room** 8' 4" x 6' 0" (2.53m x 1.83m)  
Tiled floor with worktop, washer dryer, toilet and sink. Walk-in storage cupboard.

**First Floor Landing** 15' 9" x 2' 10" (4.80m x 0.86m)  
Exposed feature wood beam and Velux windows. Doors leading to bedrooms and bathroom and airing cupboard.

**Bedroom 1** 14' 3" x 11' 3" (4.34m x 3.43m)  
Double bedroom with feature exposed wooden beam.

**Bedroom 2** 10' 10" x 9' 7" (3.31m x 2.91m)  
Double bedroom with feature exposed wooden beam.

**Bathroom** 7' 9" x 6' 4" (2.35m x 1.93m)  
Contemporary bathroom featuring glass shower enclosure, toilet, and washbasin mounted on a vanity unit. Towel Radiator. Tiled floor.

**Outside**  
Allocated parking space in the shared private courtyard.

**Terms:**  
All lets are on an Assured Shorthold Tenancy for an initial term of 6 months unless otherwise stated & subject to eligibility. As part of the application process we will take references and carry out credit checks. To secure a property, one week's rent will be required as a holding deposit which will be held for 15 calendar days (unless otherwise expressly agreed). This amount will be attributed to the first month's rent following the completion of all tenancy documents. Successful applicants will be required to pay 1 month's rent in advance and also a deposit equal to 1 month's rent upon signing the Tenancy Agreement

We wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.



# Energy Performance Certificate



Lilac Cottage, Scotby Village, Scotby, CARLISLE, CA4 8BS

Dwelling type: Semi-detached house

Date of assessment: 27 January 2020

Date of certificate: 27 January 2020

Reference number: 8560-6929-7080-2113-5226

Type of assessment: RdSAP, existing dwelling

Total floor area: 76 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

**£ 1,971**

**Over 3 years you could save**

**£ 240**

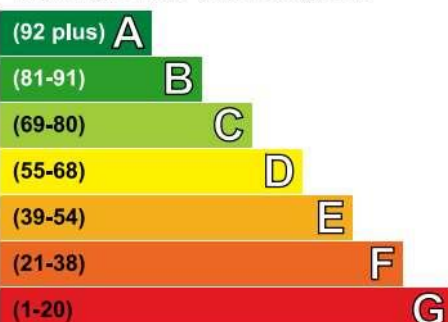
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 195 over 3 years	
Heating	£ 1,362 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 348 over 3 years	£ 255 over 3 years	
<b>Totals</b>	<b>£ 1,971</b>	<b>£ 1,731</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

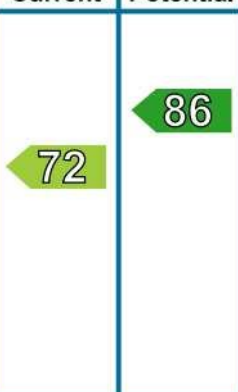
Very energy efficient - lower running costs



Not energy efficient - higher running costs

**Current**

**Potential**



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£15	£ 54
2 Heating controls (time and temperature zone control)	£350 - £450	£ 90
3 Solar water heating	£4,000 - £6,000	£ 93

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.