



# THE BOTHY

Hartley, Kirkby Stephen, CA17 4JA



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# THE BOTHY

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A traditional stone built terraced cottage in an attractive and peaceful village near the popular market town of Kirkby Stephen.

Sitting Room, kitchen, bedroom and shower room.

Rear garden and garage.



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5&6 Bailey Court, Colburn Business Park, Richmond,

North Yorkshire, DL9 4QL

01748 897629

[lettings@gscgrays.co.uk](mailto:lettings@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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### Location

Kirkby Stephen 0.80 miles. Penrith 25 miles. Kendal 27 miles. Please note all distances are approximate. Hartley is a small village, located within the Eden Valley. The market town of Kirkby Stephen has a weekly market, post office, auction mart and several shops, pubs, and restaurants. There is both primary and secondary education in Kirkby Stephen.

### Kitchen

Fitted kitchen, with oak base and wall units and worktop, ceramic tiled splashback. Stainless steel sink and drainer. Single glazed timber window. Integrated fridge freezer and dishwasher. Electric oven and hob and cooker hood.

### Living Room

Understair cupboard, and staircase to first floor.

### Bedroom

Double bedroom. Single glazed timber window overlooking road.

### Shower Room

Three-piece bathroom, including toilet, wash hand basin and enclosed shower.

### Outside

To the rear of the property there is a lawned garden and garage.

### Garage

Electric supply.

### Holding Deposit

Before your application can be fully considered, you will need to pay us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days, or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decided not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £575 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £663.00 shall also be payable prior to occupation.



### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking & Pets

Smoking is prohibited inside the property.  
Pets at the discretion of the Landlord.

### Local Authority and Council Tax

Westmorland and Furness Council.  
For council tax purposes the property is banded A.

### Services and other information

The property is serviced by mains water, electricity and oil-fired central heating.

### Viewings

Strictly by appointment only via GSC Grays 01524 880320

### Directions

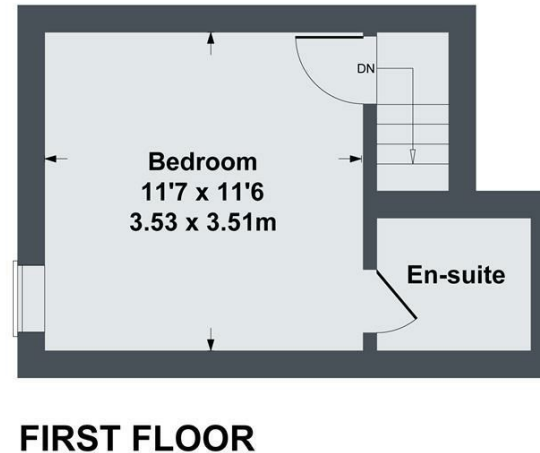
From Kirkby Stephen Town Centre head north on the A685 towards Market Square. At the roundabout take the second exit. In 0.2 miles, take a right turn onto Hartley Road for 0.7 miles. At the end of this road, turn right and the property is on the right-hand side.

### Particulars and Photographs

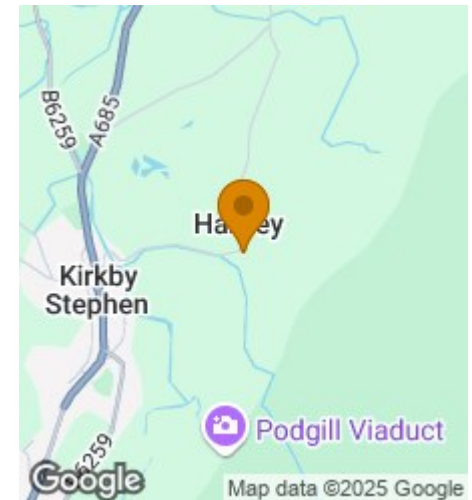
Particulars written April 2025  
Photographs taken May 2025

# The Bothy, Hartley Fold, Kirby Stephen, CA17 4JA

Approximate Gross Internal Area  
592 sq ft - 55 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.