



GRISDALES

PROPERTY SERVICES



Shrubland Back Corkickle, Whitehaven, CA28 7TS

£2,500 Per Calendar Month

PLEASE APPLY ON OUR WEBSITE

This absolutely FULLY FURNISHED stunning period property will be one of the most traditional and historic homes in Whitehaven. The current owners have fully renovated the property to a very high standard, including re-wiring throughout, re-decorating, new windows, new kitchen and bathrooms, new heating system and gas boiler, tanking of the cellar...

whilst all these renovations have been done, the owners have retained a lot of the original features, mostly the stained glass windows, ship mast ceiling beams and amazing fireplaces. The external of the property speaks for itself, set within an acre of land, comprising of extensive grassed lawn area accompanied by decorative shrubbery, large trees providing a private, tranquil space for relaxing and listening to the birds singing just waiting for the deer, hedgehogs, red squirrels and butterflies to pay a visit. The biggest added bonus is the huge driveway providing off road parking for multiple vehicles.

The Garden maintenance and Internet are included, provided by the landlord.

Helping you find your perfect new home...

www.grisdales.co.uk

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T: 01946 693 931 | E: whitehaven@grisdales.co.uk

ENTRANCE

Via large wooden black door, into:

HALLWAY

With decorative stained glass archway with wooden door, leading into:

MAIN HALLWAY

Radiator, stairs to first floor, large wooden door allowing access to the rear of the property, doors leading to:

DINING ROOM

15'7" x 14'0" (4.75 x 4.29)



Front aspect double glazed sash windows with garden view, Karndeian wooden flooring, radiator, gas fire with marble decorative surround. This room boasts decorative coving and ceiling rose in keeping with the tradition of the property.

RECEPTION ROOM

16'6" x 16'4" (5.03 x 5.00)



Front aspect double glazed sash window, radiator, decorative gold coving and ceiling rose. Log burner with marble fire surround and tiled hearth, wooden French doors leading to side driveway.

KITCHEN/DINING ROOM

25'2" x 12'7" (7.69 x 3.86)



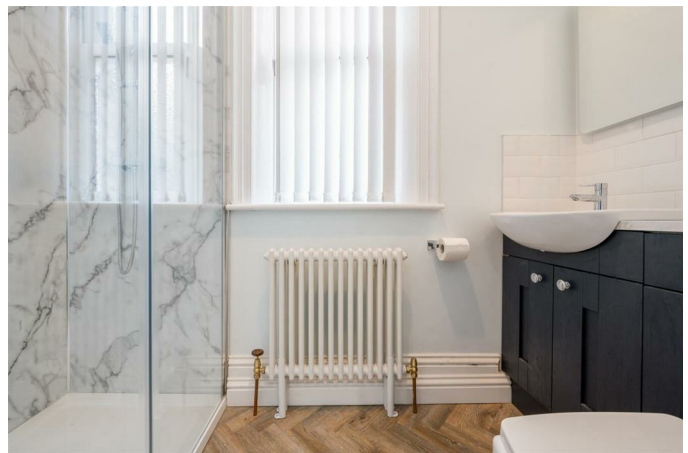
Brand new fitted green wall and base units with complementary marble effect work surfaces, accompanied by floor length cupboards with space for a American style fridge/freezer, matching central island, integrated dishwasher, range cooker with black overhead extractor fan, black and white tiled splashback. Side and rear aspect double glazed windows, white porcelain inset sink unit and drainer, brown Karndeian flooring, French doors leading to side of the property, radiator.

UTILITY ROOM



Range of navy blue wall and base units, white porcelain sink and drainer unit, marble effect work surfaces, radiator, white wall tiling, two rear aspect sash double glazed windows, plumbing for washing machine, door leading to:

DOWNSTAIRS SHOWER ROOM



Three piece suite comprising of walk-in shower with uPVC panelling around, WC and sink within storage unit. Side aspect frosted double glazed sash window, radiator.

BASEMENT LEVEL

The freshly tanked walls are lined with uPVC panelling. There is a large separate room for ideal for storage.

GAMES ROOM

18'6" into bay x 16'4" into bay (5.64 into bay x 4.98 into bay)

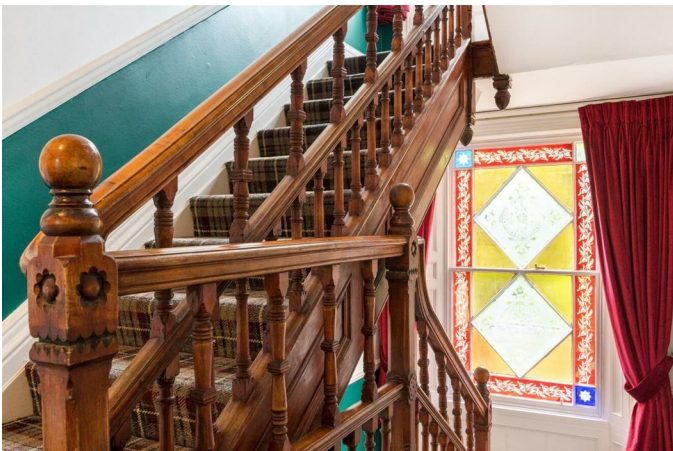


The basement room has been transformed into a large games room accompanied by shelving units set up by the current owners as a bar area. Front aspect double glazed sash windows, radiator, ceiling spotlights,

STORE

9'1" x 8'0" (2.79 x 2.46)

FIRST FLOOR LANDING



Stained glass sash window with garden view, radiator, doors leading to:

BEDROOM ONE

14'2" x 13'10" (4.32 x 4.22)



Front aspect and side aspect sash windows, double in size, radiator, decorative fireplace with surround.

BEDROOM TWO

13'10" x 12'0" (4.24 x 3.68)



Front aspect double glazed sash windows, radiator, double in size, decorative fireplace.

BEDROOM THREE

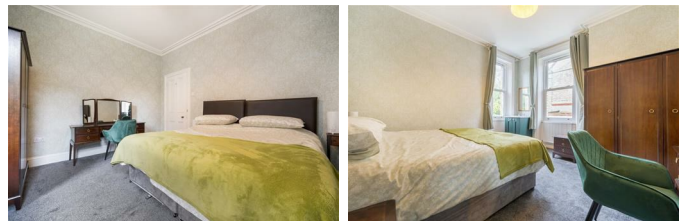
12'9" x 12'9" (3.89 x 3.89)



Rear aspect double glazed sash windows, radiator, double in size, decorative fireplace, built-in storage cupboards, sink and vanity unit.

BEDROOM FOUR

13'10" max x 10'11" (4.24 max x 3.33)



Rear and side aspect double glazed sash windows, radiator, double in size, sink in vanity unit.

FIRST FLOOR BATHROOM



Three piece suite comprising of walk-in shower with uPVC panelling around, WC and sink within vanity unit. Frosted double glazed sash window, black ladder style radiator.

SECOND FLOOR LANDING

Decorative stained glass sash window with garden view.

BEDROOM FIVE

16'2" x 12'2" (4.95 x 3.73)



Front aspect arched sash double glazed window, radiator, double in size, eaves storage cupboard, sloping ceiling with beams.

BEDROOM SIX

12'9" x 12'9" (3.91 x 3.89)



Velux window, radiator, double in size, sloping roof with ceiling beams.

BEDROOM SEVEN

16'0" x 7'10" (4.89 x 2.41)



Single in size, Velux window, eaves storage, radiator, sloping ceiling with ceiling beams.

SECOND FLOOR BATHROOM



Three piece suite comprising of freestanding bath with central tap and shower head, WC, sink within vanity unit with accompanied wall mounted light up mirror. Ceiling spotlights, front aspect double glazed arched sashed window, sloping ceiling with traditional beams, radiator.

FRONT EXTERNAL



Gated entrance leading to concrete steps, taking you to the front of the property where there is grassed lawn, decorative shrubbery and large trees making the property private from the road.

SIDE EXTERNAL



Continues throughout the trees with slopped pathway allowing easy access to the property. There is also parking for approximately 10 vehicles on the private driveway, which also houses a log storage area, attached to another external storage space.

REAR EXTERNAL



Provides extensive lawn area within private boundaries surrounded by large trees, decorative shrubbery, small stream flowing through the garden, large patio area, shillied pathway allowing easy access to all areas of the garden.

GARDEN



Please note the maintenance of the garden will be included within the rental by the landlord.

OUTBUILDING ONE

12'11" x 7'8" plus log store (3.96 x 2.34 plus log store)

OUTBUILDING TWO

DIRECTIONS

From Whitehaven Town Centre and at the traffic lights on Scotch Street, take the left turning onto Lowther Street. Follow Lowther Street into Flatt Walks, passing Morrisons on the right and Whitehaven Castle on the left. At the traffic

lights, continue straight ahead. The drive to Shrublands will be on the left hand side at the start of Inkerman Terrace.

COUNCIL TAX

We have been advised by Cumberland Council (01946 598300) that this property is placed 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 TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

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.

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.

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.

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 £576.00. 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.

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

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

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.

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.

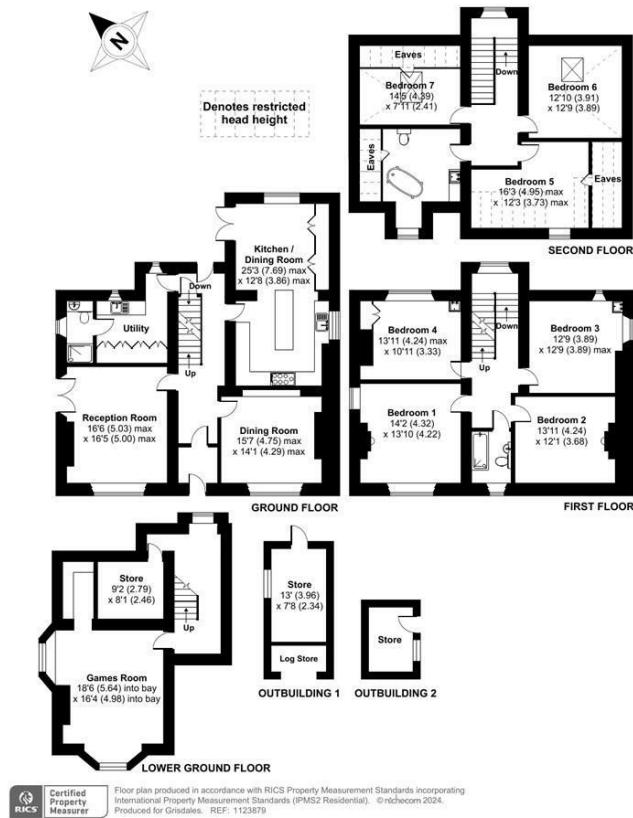
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

Shrubland Back Corkickle, Whitehaven, CA28 7TS

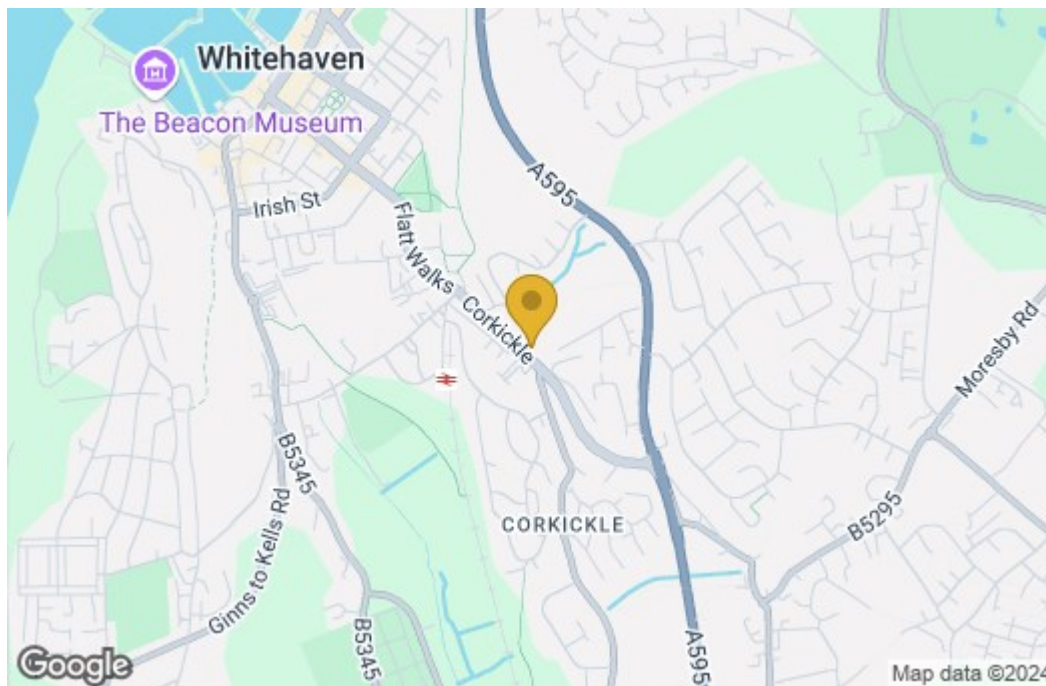
Floor Plan

Shrubland, Back Corkickle, Whitehaven, CA28

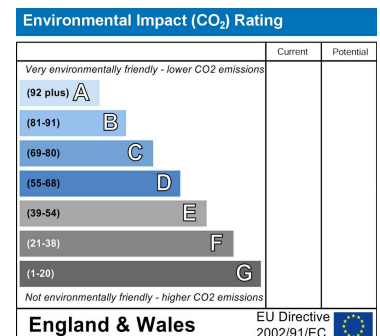
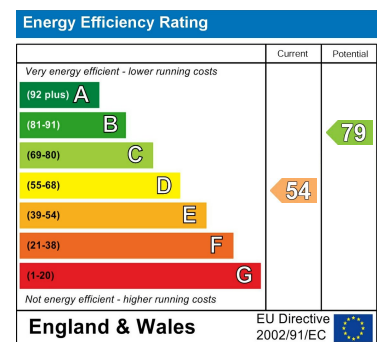
Approximate Area = 3237 sq ft / 300.7 sq m
 Limited Use Area(s) = 264 sq ft / 24.5 sq m
 Outbuilding = 186 sq ft / 17.2 sq m
 Total = 3687 sq ft / 342.5 sq m
 For identification only - Not to scale



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.