

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

The Stables, Tirril Farm Cottages Tirril, Cumbria, CA10 2JE



- **Village Location**
- **Converted Barn**
- **Ground Floor Bedroom with Ensuite Bathroom with Separate Shower**
- **Open Plan Kitchen + Living Room**
- **Available Part Furnished or Unfurnished**
- **Double Glazing + Oil Fired Central Heating**
- **EPC Rate D Sorry No Pets**

PCM £600 PCM

Village location barn conversion offering ground floor double bedroom, en-suite bathroom with separate shower, open plan kitchen and living room. Property benefits from Oil fired central heating and double glazing. EPC Rate D sorry no pets

Location

From Penrith, head South on the A6 and drive through Eamont Bridge. At the mini roundabout by the Crown Hotel, turn right, signposted to Tirril and Pooley Bridge. On entering the village of Tirril turn left at the small green just by the village hall and drive up the hill to Tirril Farm Cottages.

Amenities Tirril

The adjoining villages of Tirril and Sockbridge, on the fringe of the National Park and located between Penrith and Ullswater, are conveniently situated for access to the lake and the surrounding Fells. In Tirril, there is a well patronised public house, a village hall supporting community events, a garage with filling station and a church nearby in Barton. A local bus service connects the village with Penrith, 3 miles and Pooley Bridge 2.5 miles. Penrith is a popular market town with a population of around 16,000 people and facilities include: infant, junior and secondary schools with a further/higher education facility at Newton Rigg College. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Penrith is well positioned on the crossroads of the M6 and the A66 as well as being on the west coast railway line, giving regular services to London, Manchester, Glasgow and Edinburgh.

Services

Mains water, drainage and electricity are connected to the property. There is oil fired central heating and telephone is connected subject to BT. regulations. Council Tax Band B

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

Fees

On signing the tenancy agreement you will be required to pay:

Rent £600

Refundable tenancy deposit: £0

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)
Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)
Plus any actual costs incurred

DEFAULT FEE – unpaid rent - 3% over base
for each date that the payment is outstanding and applies to rent
which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID:
A passport or driving licence together with proof of current address in the form of a utility bill or bank
statement (under 3 months old)

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ACCOMMODATION

Entrance

Through a part glazed door to the;

Entrance Hall

Having ceiling light, radiator and electric fuse box. There is a stone floor and a raised step to;

Bedroom One 20'5 (max) x 11'9 (6.22m (max) x 3.58m)

Having double glazed window, double radiator and laminate flooring. There is a cupboard under the stairwell and ceiling and wall lights.



En-Suite 8'1 x 8'4 (2.46m x 2.54m)

Having a bath, separate shower cubicle, WC and a wash hand basin. There is a ladder style radiator, ceiling light, lino flooring and a built in double cupboard.



First Floor 20'6 x 14'6 (6.25m x 4.42m)

Open plan Kitchen and Living Room

Kitchen 7'8 x 10' (2.34m x 3.05m)

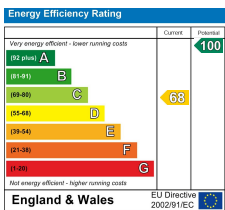
Having a range of wood fronted wall and base units with a marble effect worktop incorporating an acrylic sink with left hand drainer and tiled splash back. There is an electric oven and grill and a Creda hob. There is a fridge freezer, automatic washing machine and a microwave. the floor is laminate.



Living Room 13'1 x 20'6 (3.99m x 6.25m)

Having double glazed window, radiator, tv aerial point and wall and ceiling lights. There is an airing cupboard housing the hot water tank, the boiler for oil central heating and the water meter.





Email - welcome@wilkesgreenhill.co.uk
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Disclaimer

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