

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

Hollydene Cottage, Newbiggin, Temple Sowerby, Cumbria, CA10 1TA



- **Spacious Detached Double Fronted Sandstone Cottage**
- **Peaceful Village Location Between Penrith and Appleby**
- **Living Room, Dining Room, Kitchen + Utility/Cloakroom**
- **3 Double Bedrooms + Bathroom with Shower and Bath**
- **Oil Central Heating + Multi Fuel Stove and Open Fireplace**
- **Newly Redecorated and New Carpets**
- **Off Road Parking Space + Enclosed Rear Garden with Small Outhouse**
- **Council Tax Band - D. EPC - E**
- **Sorry No Pets**

PCM £1,100 PCM

Location

From Penrith, head East on the A66 and follow for approximately 4.75 miles. Leave the A66, signposted to Culgaith and Temple Sowerby. Turn right at the T-junction onto the B6412. drive over the River Eden and take the next left turn, signposted to Culgaith. Take the first right turn, signposted to Newbiggin and Milburn. Drive into Newbiggin and turn right, signposted to Kirkby Thore, Hollydene is on the right.

Amenities

Newbiggin is surrounded by beautiful open countryside with many footpaths and bridleways. In the nearby village of Temple Sowerby, there is a primary school, church, public house, bowls and thriving cricket club, and a doctors surgery/health centre. All main facilities are in Penrith, approximately 7 miles.

Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. 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.

Services

Mains water, drainage and electricity are connected to the property. Heating is by fuel oil.

Council Tax Band D.

Fees

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

Rent £1100

Refundable tenancy deposit: £1265

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)

WILKES-GREEN + HILL LTD is a member of The Property Ombudsman

WILKES-GREEN + HILL LTD is a member of a client money protection scheme operated by Propertymark

Viewing

STRICTLY BY APPOINTMENT WITH WILKES-GREEN + HILL

ACCOMMODATION

Entrance

Through an open green oak porch and a composite security door to the;;

Living room 14'1 x 12'10 (4.29m x 3.91m)

An AGA solid fuel stove is set in a sandstone surround with stone hearth and a brick back. The flooring is oak and there is a double radiator and a sash window to the front. Oak panel doors open to the inner hall and;

Dining Room 14'3 x 10'10 (4.34m x 3.30m)

There is an open fire grate with a stone surround, a recessed bookcase, a double radiator and windows to the front and side.

Inner Hall

Stairs lead to the first floor with painted spindles and a polished handrail with a cupboard below. There is a single radiator and oak panelled doors off.

Kitchen 10'11 x 8'5 (3.33m x 2.57m)

Fitted with rustic oak fronted units and a stone effect worksurface incorporating a stainless steel single drainer sink with mixer tap and tile splashback. There is a built-in electric oven, ceramic hob with a stainless steel extractor hood, integral fridge and an integral dishwasher. The ceiling has recessed downlights and the floor is slate tiled. There is a single radiator, a sash window to the rear and a composite security stable door to the rear.

Utility Room/ Cloakroom 9'10 x 6'10 (3.00m x 2.08m)

Having a toilet and being fitted with a base and wall units to match the kitchen and the worksurface incorporating a stainless steel single drainer sink with mixer tap and tile splashback. There is plumbing below the worksurface for a washing machine and space for a further appliance. A floor mounted Worcester condensing oil fired boiler provides the central heating and the hot water via a pressurised tank. The floor is quarry tiled. There is a single radiator and a window to the rear.

First Floor - Landing

A window to the half landing provides natural light and a ceiling trap gives access to the roof space above, Oak panelled doors lead off.

Bedroom One 14'2 x 12'2 (4.32m x 3.71m)

Having a double radiator and windows to two sides.

Bedroom Two 14'2 x 12'2 (4.32m x 3.71m)

There is a double radiator and a window to the front.

Bedroom Three 9'11 x 10' (3.02m x 3.05m)

With a single radiator and a double glazed window to the rear.

Bathroom 10' x 7'4 (3.05m x 2.24m)

Fitted with a toilet, a wash basin, a panelled steel bath, with tiles around and a quadrant shower enclosure, tiled to two sides with a mains fed shower over. The flooring is natural wood, the ceiling has recessed downlights and a double glazed roof light. A built-in cupboard houses the pressurised hot water tank. There is a heated towel rail a shaver socket, an extractor fan and a window to the rear.

Outside

To the front of the house is a small forecourt garden with stone wall and railings around and a iron gate to the roadside.

The side of the house as a shared driveway giving access to an off-road parking space.

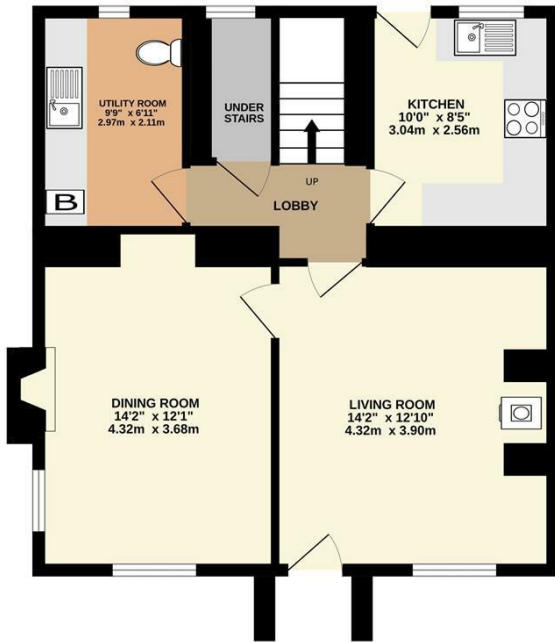


A gate from the parking space opens to an enclosed garden area which is laid to grass and block paving there is an outside light and power points

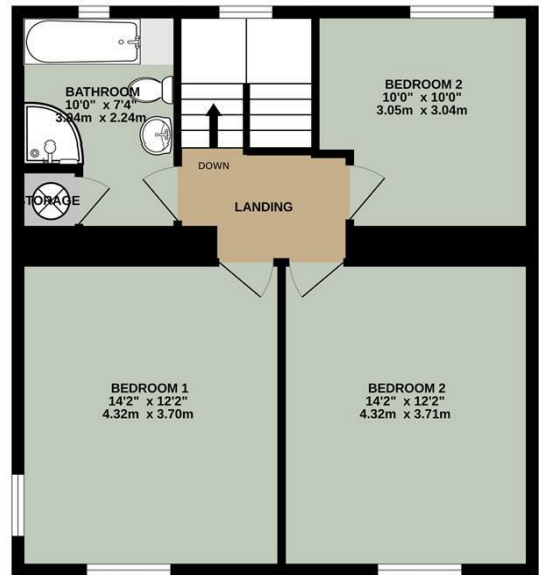
There is also a brick built outhouse, 7'6 x 5'6



GROUND FLOOR
563 sq.ft. (52.3 sq.m.) approx.

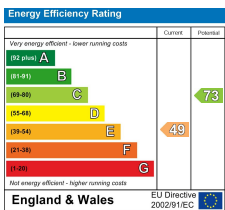


1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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