



5 The Old Sawmill, Warcop – CA16 6QF
£950 pcm

PFK

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Warcop, Appleby-In-Westmorland

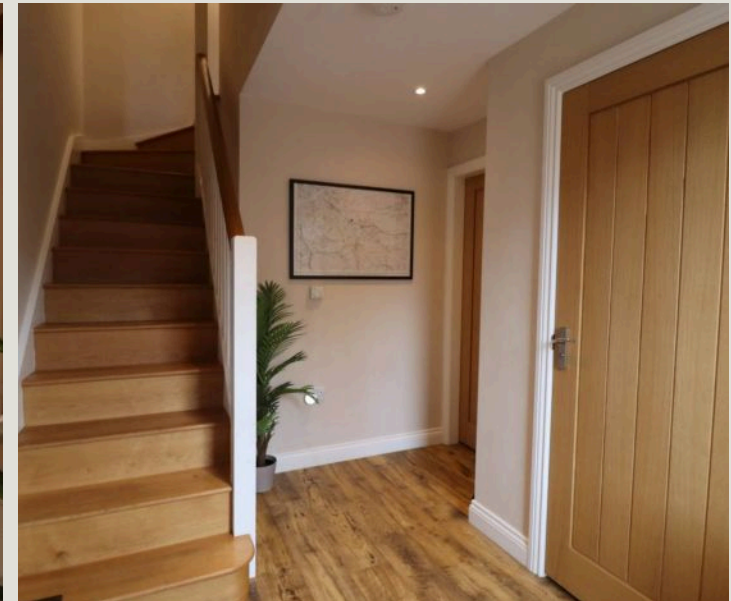
A beautifully presented end-of-terrace property built in 2021, 5 The Old Sawmill offers modern, comfortable living in a sought-after village location.

The ground floor comprises an entrance hallway with a convenient downstairs WC, leading into a spacious open-plan living area. The stylish kitchen features a good range of wall and base units along with integrated appliances, while the dining area comfortably accommodates a six-person table. The lounge area benefits from patio doors that open out to the rear garden, creating a bright and inviting space.

Upstairs, there are two generously sized double bedrooms, both with wardrobes, and a third bedroom currently arranged with bunk beds and a wardrobe – ideal for children or guests. The family bathroom is fitted with a modern three-piece suite, including a shower over the bath.

Externally, the rear garden is laid to patio with a garden shed and enjoys an open outlook over fields. To the front, the property benefits from driveway parking for two vehicles and there is a third allocated parking space down the street.

Please note this property is being let fully furnished.





5 The Old Sawmill

Warcop, Appleby-In-Westmorland

Warcop is a charming and picturesque village nestled in the heart of the Eden Valley, renowned for its natural beauty and welcoming community. Surrounded by rolling countryside and within easy reach of the Lake District and Yorkshire Dales National Parks, it offers a peaceful rural lifestyle with excellent transport links. The nearby market town of Appleby-in-Westmorland provides a range of amenities including shops, schools, and a railway station on the scenic Settle-Carlisle line. The A66 offers convenient access to Penrith, the M6 motorway, and beyond, making Warcop an ideal base for both commuting and countryside living.

- End of terrace
- 3 bedrooms
- Patio garden
- Air source heat pump
- Electric vehicle (EV) charging point
- Available fully furnished
- Council Tax: Band TBC
- EPC rating C



Entrance Hallway

WC

Open plan kitchen/living/dining

26' 4" x 20' 2" (8.02m x 6.15m)

Max measurements

Bed 3

7' 4" x 10' 2" (2.24m x 3.11m)

Bed 1

9' 7" x 11' 5" (2.91m x 3.47m)

Bed 2

12' 0" x 9' 7" (3.65m x 2.93m)

Bathroom

Garden

Rear patio garden with shed

Driveway

3 Parking Spaces

Driveway parking for 2 cars plus allocated parking for one vehicle down the street. An EV charging point positioned at the front of the property.





ADDITIONAL INFORMATION

Management terms and conditions

Management: this property is not managed by PFK. Terms: Rental: £950 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Referrals & Other Payments

PFK works with preferred providers for certain letting services. While their prices are competitive, you are under no obligation to use them and may wish to compare alternatives. If you choose to proceed, PFK will receive a referral fee. For example, M & G EPCs Ltd – PFK receive a fee of £35 for an EPC and floorplan, £24 for an EPC only, and £6 for a floorplan only. RentGuarantor Ltd pays PFK 7.5% of the revenue they collect. PFK also receives payments for inventories (£80–£130), tenant referencing (£32), fitting smoke/carbon monoxide alarms (£5), Homebox for utility management (£10.00 per tenant package) and AML checks via Landmark (£8.50–£15.50). All figures include VAT.

Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.

Services


Mains electricity, water & drainage; air source heat pump; double glazing installed throughout. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

5 The Old Sawmill can be located by using the postcode CA16 6QF or by using What3words ordering.strain.midwinter



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		91
(81-91) B	78	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



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