



Ghyllside House, Thackthwaite, CA11 0ND
£2,000 pcm

PFK

Ghyllside House

The Property

An exciting opportunity to reside amongst a beautiful part of the Lake District National Park, within your own slice of rural idyll on a generous plot of approx. 5.5 acres. A three bed detached house, substantial barn, paddock, orchard, extensive gardens and fabulous woodland all form part of this wonderful property.

Nestled within the attractive hamlet of Thackthwaite, is this charming property which enjoys spacious accommodation over three floors, and is available on a short-term rental until spring/summer 2026. The accommodation briefly comprises entrance porch and hallway, large kitchen with dining area and generous living room with twin patio doors and wood burning stove. To the first floor there are three double bedrooms, one of which is currently utilised as an office, a shower room and a three piece bathroom with further stairs leading to the second floor where there are two further rooms, ideal for storage.

This property certainly offers a fabulous opportunity to experience rural living at its best and an early viewing is recommended.





Thackthwaite, Penrith

The Location

Thackthwaite is a charming hamlet nestled on the outskirts of the Lake District National Park and within close proximity to Ullswater, where an array of activities can be enjoyed, including water sports and hiking in the beautiful Lakeland fells. Penrith and Keswick, both offer an excellent range of amenities, with excellent transport links available in Penrith, including a mainline railway station and access to the M6 and the A66.

- Detached 3 bed house
- Small paddock and orchard
- Large gardens & woodland with stream
- Option to use a substantial barn
- Short term rental until spring/summer 2026
- Council Tax: Band F
- EPC rating D

Directions

What3Words - Parking - outsize.published.tribe



Entrance Porch**Hallway****Kitchen/Diner**

(4.12m x 4.21m (13' 6" x 13' 10"))

Living Room

25' 0" x 15' 1" (7.63m x 4.60m)

Bedroom 1

12' 11" x 14' 2" (3.93m x 4.33m)

Bedroom 2

10' 3" x 10' 10" (3.13m x 3.30m)

Bedroom 3

8' 10" x 13' 7" (2.68m x 4.15m)

Shower Room

5' 2" x 5' 1" (1.58m x 1.56m)

Bathroom

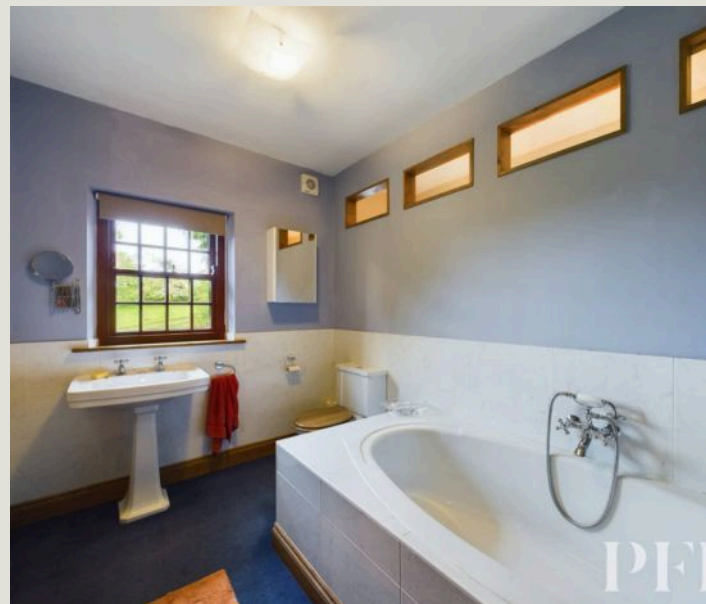
10' 6" x 7' 1" (3.19m x 2.16m)

Second Floor Room

21' 1" x 13' 9" (6.43m x 4.18m)

Gardens and Parking

Set on a generous plot of approx. 5.5 acres, the property is approached via a private driveway with a tarmacked car parking area benefitting from ample space for several vehicles. To the front, there is a lawned area leading to a small paddock with wood stores and greenhouse and a small orchard with fruit cage. (Please note the stores/sheds currently stock wood for the stove in the living room, and arrangements could be made for this wood to be used by prospective tenants). To the side of the property, there are two substantial barns (one of which is to be retained by the landlord). Attractive lawned gardens surround the property, with flowers, plants and shrubs and a gravelled pathway leads around the side to the rear where there is a lovely seating area from where to enjoy the idyllic rural surroundings and a generous, natural woodland area with stream (with access also included within the arrangements at prospective tenants own risk).



Management & Terms

Management: this property is managed by PFK. Terms: EPC rating: D Rental: £2,000 PCM plus all other outgoings Deposit: Equal to one month's rent Conditions: No smokers allowed, Unfinished Please note: Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Services

Mains electricity, private water supply and septic tank drainage (located in rear garden). Oil fired central heating and hot water. The living room wood burner has a back boiler which can also heat 3 of the radiators. Double glazing is installed throughout. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order. The water supply is located in the field to the front of the property, just beyond the paddock and outwith the boundary, with a right of way in place to attend to this if required. There will be a requirement for the UV tube to be replaced every 2 years approx. and the water filtration system located in the barn next to the property requires the filters to be changed every 6 months.


Referral & 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	55	
(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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