



Low House Cottage, Wharton – CA17 4LQ
£775 pcm

PFK

Low House Cottage

Wharton, Kirkby Stephen

Nestled within a **working farm setting** and surrounded by **beautiful open countryside**, this well-proportioned **three-bedroom semi-detached property** offers a wonderful opportunity to enjoy peaceful rural living while remaining within easy reach of local amenities.

The accommodation is light and spacious throughout, beginning with an **entrance hall** that leads to the **kitchen/dining room** and a **versatile second reception room**. The **kitchen** is fitted with a range of wall and base units and offering ample room for free-standing appliances including a cooker, washing machine, and fridge/freezer, as well as dining furniture — perfect for family meals or entertaining. The **second reception room** enjoys a front aspect and lends itself to a variety of uses such as a **home office, snug, or additional sitting room**. The **main living room** takes full advantage of the property's setting, featuring **far-reaching countryside views** and an **open fire**, creating a warm and inviting focal point for the home.

To the **first floor**, there are **three comfortable bedrooms** and a **family bathroom** fitted with a **four-piece suite**, providing both a bath and a separate shower.

Externally, the property enjoys a **sizeable garden**, thoughtfully designed with a **flagged patio, lawned area, and well-stocked flower bed** with shrubs and trees — ideal for outdoor relaxation or entertaining. The garden also benefits from an **outdoor tap** and the discreetly appointed **oil tank**, while there is **off-road parking** for residents.

Offering a rare chance to live in a **beautiful rural location** with **uninterrupted views** and generous outdoor space, this lovely home is sure to appeal to those seeking a peaceful lifestyle in a charming countryside setting.

- 3 bed semi-detached property
- Well-proportioned accommodation





Low House Cottage

Wharton, Kirkby Stephen

Low House Cottage lies on the outskirts of Kirkby Stephen town centre. The town provides an excellent range of everyday facilities including supermarket, post office, hotels, public houses, sports facilities and primary and secondary schools. The town lies about 12 miles from the M6 at Tebay (junction 38) and 3 miles from Brough/A66, with Scotch Corner/A1 a further 30 minutes away. The town also benefits from a station on the scenic Settle-Carlisle railway line.

- 3 bed semi-detached property
- Well-proportioned accommodation
- Spacious garden with stone patio and outdoor entertaining areas
- Stunning countryside views
- Off-road parking with gravel driveway
- Tranquil rural setting
- Situated on a working farm
- EPC Rating - E
- Council Tax Band C
- Tenure - Freehold



ACCOMMODATION

Entrance Hall

Kitchen / Dining

17' 11" x 10' 5" (5.45m x 3.17m)

Living Room

14' 0" x 15' 4" (4.26m x 4.67m)

Second Reception Room

12' 9" x 12' 10" (3.88m x 3.90m)

FIRST FLOOR

Landing

Family Bathroom

Bedroom 1

13' 11" x 15' 10" (4.24m x 4.83m)

Bedroom 2

9' 6" x 9' 7" (2.89m x 2.92m)

Bedroom 3

9' 9" x 10' 2" (2.97m x 3.10m)

External

Garden and off-road parking



ADDITIONAL INFORMATION

Services

Mains water and electricity. Septic tank drainage. Oil-fired central heating. Water bill payments are covered by the Landlord and the electric has a pre-payment meter connected. B4RN internet has been connected to the property. Double glazed windows fitted. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Directions

What3Words - [///chariots.vowing.race](#) - Property itself.
From the centre of Kirkby Stephen head southwards through the traffic lights, proceed along High Street heading out of Kirkby Stephen and take a left immediately after the bridge just before the allotments. Follow this road and continue until you reach Wharton Hall Farm. From here the Landlord will take you to the property which is further along beyond the farm itself.

Management & Terms

Management: this property is not managed by PFK. Terms: EPC rating: E Rental: £795 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.



ADDITIONAL INFORMATION

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

Rent: a tenant's regular payment to a landlord for the use of the property; Tenancy Deposit: money held on behalf of the tenant as security during the period of the tenancy and reserved for any damages or defaults by the tenant; Loss of keys, security device: £15.00 plus cost of keys/security device; Variation of Contract: £50.00; Early Termination/Surrender: a charge for an early termination can be made, this will not exceed the financial loss the landlord will suffer (these charges could cover the outstanding rent and marketing costs) as per the Tenant Fee Act 2019 Schedule 1; Utilities: tenants are responsible for paying bills in accordance with the tenancy agreement which could include council tax, utility payments (gas, electric, water) and communication services (TV, broadband & phone); Default fees under the tenancy agreement. All figures quoted are inclusive of VAT.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		



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