



3 Lane End Cottages, Long Marton, CA16 6DZ  
£825 pcm

PFK

## 3 Lane End Cottages

### The property:

Situated in the picturesque village of Long Marton, this charming end terraced stone cottage offers the perfect blend of traditional character on the outside and modern convenience on the inside. Built in 2015 by a respected local builder, the property is beautifully presented and ready to move into.

Upon entering, you are greeted by a welcoming entrance hallway with stairs leading to the first floor and a convenient cloakroom/WC. The bright and spacious lounge features an electric fire, creating a cosy atmosphere ideal for relaxing. The generously sized kitchen/diner is perfect for both everyday living and entertaining, complemented by a separate utility room for added practicality.

Upstairs, the property offers two double bedrooms, one single bedroom, and a well appointed family bathroom.

To the rear, there is a shared courtyard providing offroad parking and access to a single garage, making this an ideal home for families, professionals, or those seeking a peaceful countryside retreat.





## Long Marton, Appleby-In-Westmorland

### The location:

Long Marton is a charming and sought after village nestled in the heart of the Eden valley, just a short drive from the historic market town of Appleby-in-Westmorland. Surrounded by rolling countryside and offering stunning views of the Pennines, the village provides a peaceful rural setting with a strong sense of community. The village boasts a popular local pub, The Masons Arms, a well regarded primary school, and a village hall hosting regular events and activities. Excellent road and rail links nearby make Long Marton an ideal base for commuters, with easy access to the A66 and Appleby railway station on the scenic Settle to Carlisle line. Whether you're looking for a quiet retreat or a family friendly community, Long Marton combines the beauty of rural living with the convenience of nearby amenities.

### Directions

3 Lane End Cottages can be located using the postcode CA16 6DZ or by using What3words-[visa.mission.gong](https://www.what3words.com/).

### Tenure - Freehold

### EPC - C

### Council Tax - B



## ACCOMMODATION

### Ground Floor

#### Entrance Hallway

Stairs to the first floor with understairs storage cupboard, electric panel heater.

#### Cloakroom/WC

Fitted with WC, wash hand basin set in vanity unit, and heated chrome towel rail.

#### Living Room

13' 11" x 12' 10" (4.25m x 3.90m)

Fireplace with inset electric fire, TV point, and electric panel heater.

#### Kitchen/Diner

13' 11" x 10' 10" (4.25m x 3.29m)

A dual aspect room, fitted with a range of white wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Integrated electric oven with hob and extractor over, space for dining table and chairs, integrated fridge freezer, and electric panel heater.

#### Utility Room

8' 6" x 6' 1" (2.60m x 1.86m)

Fitted with white wall and base units with complementary work surfacing, incorporating stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Plumbing for under counter washing machine and tumble dryer, and part glazed door out to the rear courtyard.



## ACCOMMODATION

### First Floor

#### Landing

With airing cupboard housing the water cylinder, loft access hatch, and doors to the first floor rooms.

#### Family Bathroom

8' 0" x 6' 11" (2.45m x 2.11m)

Fitted with a white three piece suite comprising P shaped bath with thermostatic bar shower over and glass shower screen, wash hand basin and WC, tiled walls and vertical heated chrome towel rail.

#### Bedroom 1

15' 9" x 9' 7" (4.80m x 2.92m)

A dual aspect double bedroom with electric panel heater, and enjoying attractive views.

#### Bedroom 2

13' 1" x 7' 10" (4.00m x 2.40m)

A dual aspect double bedroom with dual aspect windows and electric panel heater.

#### Bedroom 3

10' 6" x 11' 10" (3.20m x 3.60m)

(please note these are max measurements) A front aspect single bedroom with storage cupboard and electric panel heater.

## EXTERNAL

### Yard

A shared courtyard to the rear provides ample offroad parking with access to garage, and to the rear door into the property.

### Garage & Parking

Single Garage - 4.10m x 3.80m Single garage with power and up and over door.



## ADDITIONAL INFORMATION

### Services

Mains electricity, water & drainage. Electric panel heaters and double glazing installed throughout. Solar panels installed (provide electricity to heat the water). 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.

### Referral & Other Payments

**PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only. Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them. Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50. Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: Inventories: £80 to £130, Tenant Referencing: £32, Fitting of Smoke/Carbon Monoxide Alarms: £5.**

### 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.

### Management & Terms

Management: this property is managed by PFK. Terms: Rental: £825 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





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Approximate total area<sup>01</sup>

904 ft<sup>2</sup>

84 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

| Current | Potential |
|---------|-----------|
|---------|-----------|

*Very energy efficient - lower running costs*

A

**B**

C

D

E

F

**G**

Not energy efficient - higher running costs

## England, Scotland & Wales

EU Directive  
2002/91/EC





## PFK Estate Agents

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