



Whin Brae, Newby – CA10 3EX
£1,100 pcm

PFK

Whin Brae

Newby, Penrith

Peaceful Rural Living in a 4-bed Detached Home

Tucked away at the end of a quiet country lane in the picturesque village of Newby, this four-bedroom detached dormer bungalow offers a wonderful blend of space, privacy and idyllic rural views. Set within a generous plot and enjoying uninterrupted outlooks over rolling fields and open countryside, *Whin Brae* is an inviting and comfortable home ideal for those seeking tranquility without sacrificing convenience.

Inside, the welcoming hallway provides access to the well-planned ground-floor accommodation. The bright living room features an open fire with integrated back boiler and a bay window framing lovely front-aspect views. A separate dining room offers an additional reception space, perfect as a formal dining area, snug, or home office.

The kitchen is well-appointed with a range of units, complementary work surfaces and integrated appliances including an electric oven, hob and extractor. A walk-in pantry/utility area provides extra storage along with plumbing for laundry appliances.

Two ground-floor double bedrooms are positioned to enjoy the peaceful surroundings, served by a family bathroom fitted with a four-piece suite including a separate shower and corner bath. A rear hallway gives access directly to the driveway and into the attached garage and utility.

To the first floor, the landing houses useful built-in storage, including the hot water cylinder. Two further bedrooms are positioned here—one a spacious double with open rural views and a built-in wardrobe, the other a comfortable room, also enjoying open aspects and fitted storage.

- Detached 4-bed property
- Delightful rural views
- Generous accommodation



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Externally, the property continues to impress. A long tarmacked driveway provides parking for four to five vehicles and leads to the attached garage. There is a pleasant flagged seating area to the front, ideal for enjoying the setting, while the main garden sits to the side and is laid to lawn with space to personalise and enjoy.

The garage includes an up-and-over door, integrated shelving, and houses the fuse box and central heating boiler.

Beautifully presented, spacious and set in a wonderfully peaceful location, *Whin Brae* offers an exceptional opportunity to enjoy country living in comfort. This rare rental property is not to be missed.





Whin Brae

Newby, Penrith

Newby is a small rural Eden Valley village surrounded by peaceful open countryside with easy access to the M6 & Penrith. The Lake District and Yorkshire Dales National Park are a stone's throw away for outdoor pursuits and leisure, with the nearby villages of Morland and Shap offering a range of amenities including schools, shops, cafes and pubs.

- Detached 4-bed property
- Delightful rural views
- Generous accommodation
- Desirable village location
- Good-sized gardens
- Parking for several vehicles
- EPC Rating - E
- Council Tax Band - D
- Tenure - Freehold
- Management - Not managed by PFK
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Directions

From Penrith, head south on the A6 going through the villages of Clifton & Hackthorpe, approximately 3 miles from Hackthorpe, there will be a left turn signposted Newby/Morland onto "Edge Brow". Once on Edge Brow, continue for approximately 3 miles until you see the village of Newby. Whin Brae is the first driveway on the right and can be identified with a cattle grid and "Whin Brae" plaque on the wall.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Living Room

14' 0" x 14' 0" (4.26m x 4.26m)

Dining Room

10' 0" x 9' 0" (3.04m x 2.74m)

Kitchen

12' 0" x 10' 0" (3.65m x 3.04m)

Bedroom 1

14' 0" x 10' 0" (4.26m x 3.04m)

Family Bathroom

Bedroom 2

13' 0" x 9' 0" (3.96m x 2.74m)

Rear Hallway

Utility Room/Pantry

Garage

FIRST FLOOR

Landing

Bedroom 3

15' 0" x 12' 0" (4.57m x 3.65m)

Bedroom 4

14' 0" x 12' 0" (4.26m x 3.65m)

EXTERNAL

Gardens and Driveway parking for 4/5 vehicles.



ADDITIONAL INFORMATION

Services

Mains electricity, water and septic tank drainage. Oil fired central heating and double glazing installed throughout. Please note - the mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order

Management, Terms and Conditions

Management: this property is not managed by PFK.

Terms: Rental: £1,100PCM 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.

Referral Fees & 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.







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(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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