



Tailbridge Cottage, Nateby – CA17 4JR
£850 pcm

PFK

Tailbridge Cottage

Nateby, Kirkby Stephen

Charming Three-Bedroom Cottage with Spacious Living & Private Parking

This well-appointed three-bedroom cottage offers a wonderful blend of comfort, practicality, and character. Situated in a peaceful setting with private off-road parking and a low-maintenance patio garden, it provides an excellent opportunity for those seeking a quality long-term rental home.

Entered via a rear porch—complete with WC and practical laminate flooring—the property opens into a bright, well-equipped kitchen. Fitted with a range of wall and base units, complementary work surfaces, tiled splashbacks, and a stainless-steel sink with mixer tap, the kitchen also includes an electric hob, oven, extractor fan, and space for both a fridge and washing machine.

The impressive lounge is a standout feature: a spacious, light-filled reception room with large front-aspect windows, a storage cupboard, and a glazed front door that enhances the natural light. This room offers excellent flexibility for living and dining arrangements.



Tailbridge Cottage

Nateby, Kirkby Stephen

The first floor provides three bedrooms: A generous principal double bedroom with ample space for furnishings, further double bedroom with under-eaves storage where the boiler is housed and well-proportioned single bedroom ideal for a child's room, guest room, or study.

The family bathroom is fitted with a three-piece suite, including a bath with shower over, WC, wash hand basin, and heated towel rail.

To the side of the property is a pleasant patio garden—perfect for outdoor seating and container planting. Directly opposite the property is private off-road parking for one to two vehicles, adding to the overall convenience.





Tailbridge Cottage

Nateby, Kirkby Stephen

Tailbridge is located in the popular village of Nateby, within the YDNP and just a short drive or walk from the market town of Kirkby Stephen. There is good access to the M6 at Tebay, Junction 38, about 12 miles and 4 miles to Brough/A66. Kirkby Stephen provides a good range of everyday facilities including supermarket, hotels and public houses, primary and secondary schools, sports clubs, medical centre and churches. Carlisle, Penrith and Kendal are within commuting distance and there is also a station at Kirkby Stephen on the historic Settle-Carlisle railway line.

- Charming 3-bed cottage
- Spacious accommodation
- Low maintenance patio garden
- Off-road parking provided
- Desirable location near to amenities
- Tenure - Freehold
- Council Tax Band - D
- EPC Rating - C

Directions

What3Words - [///blending.crunched.ushering](https://www.what3words.com/blend/blending/crunched/ushering)
From Kirkby Stephen, head south to the traffic lights and turn left for Nateby, about 2 miles. Take the first left hand turning in the village, the property is the first on the right hand side.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

WC

Kitchen

13' 9" x 12' 6" (4.20m x 3.80m)

Living Room

14' 1" x 21' 0" (4.30m x 6.40m)

FIRST FLOOR

Landing

Family Bathroom

Bedroom 1

17' 9" x 9' 2" (5.40m x 2.80m)

Bedroom 2

13' 9" x 11' 10" (4.20m x 3.60m)

Bedroom 3

5' 11" x 10' 10" (1.80m x 3.30m)

EXTERNAL

Gardens and Parking

Patio garden to the side of the property with Off-road parking opposite Tailbridge.



ADDITIONAL INFORMATION

Services

Mains electricity, water and drainage. Oil fired central heating and double glazing installed. 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 & Conditions

Management: this property is not managed by PFK. Terms: Rental: £850PCM 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.

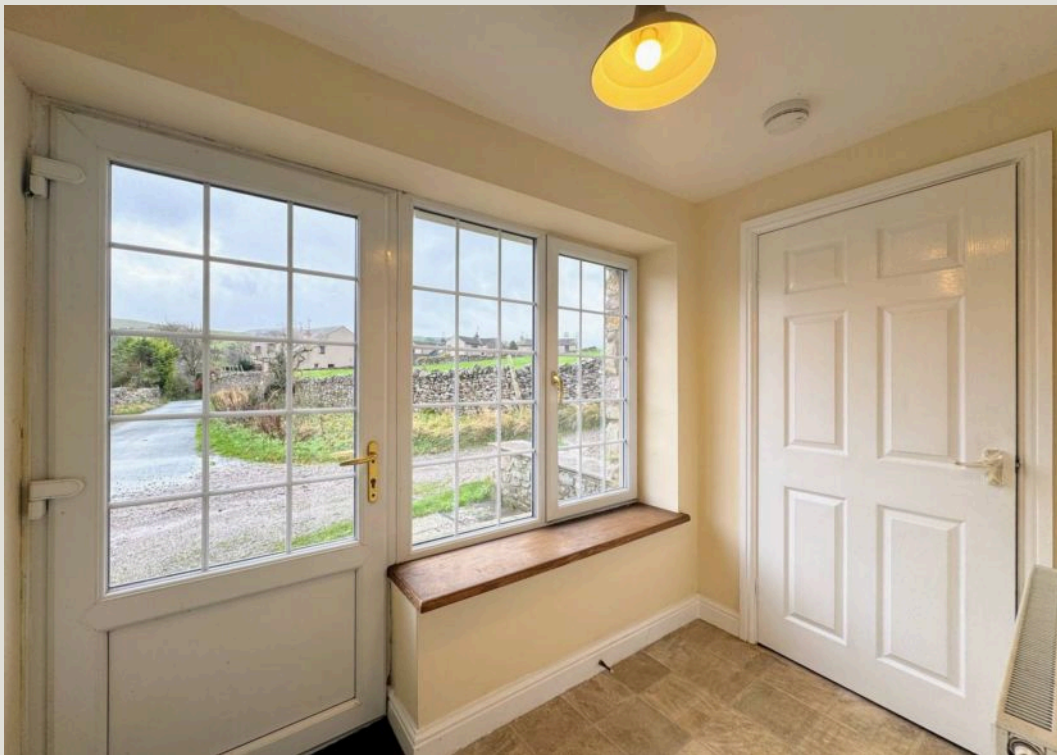
Referral Fees & Other Payments

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		
(69-80) C	71	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



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