LOVE PROPERTY.

Lowgill Farm, Musgrave Lane, Brough, Kirkby Stephen, Cumbria, CA17 4DR | Energy Rating: 41E

£1,200 PCM









LOWGILL FARM is a spacious detached farmhouse situated in a rural location with stunning views all around. With two reception rooms, a refitted breakfast kitchen with integrated oven and hob, a handy utility store/walk in pantry. To the first floor landing there are three bedrooms and a refitted bathroom. The property comes complete with ample parking and has been redecorated and recarpeted throughout.

LOCATION

Brough itself benefits from a village shop, primary school, outreach post office, hotel, and public house, making it a well-connected and desirable place to live.

For secondary education, residents benefit from access to the highly regarded Kirkby Stephen Grammar School and Appleby Grammar School. Just five miles away, the thriving market town of Kirkby Stephen offers an extended range of facilities including a supermarket, banks, independent retailers, cafés, restaurants, pubs, hotels, and a variety of recreational and sporting amenities.

IMPORTANT INFORMATION
Postcode: CA17 4DR.
Style of property: Detached farmhouse.
Council tax band: C - Westmorland Furness Council.
EPC Rating: E.
Heating: Oil fired central heating.
Parking: There is a gated driveway with ample parking.
Appliances included: Integrated oven, hob and extractor.
Pets: Written permission for pets will need to be requested beforehand as the property is on a working farm. Please be aware certain breeds of dog may not be suitable due to livestock on site.
Term: The landlord is ideally looking for a long term let
Available from: Immediately.
What3words: ///correctly.buzzards.thundered

WANT TO VIEW? THINGS YOU NEED TO KNOW BEFOREHAND.... IF YOU THINK THIS PROPERTY IS FOR YOU, CLICK ON THE LINK TO EMAIL AND FILL OUT THE QUESTIONAIRE, WE WILL BE IN TOUCH AS SOON AS POSSIBLE TO ARRANGE A VIEWING APPOINTMENT.

Affordability: It is important, that before you enquire about the property, you check whether it is affordable for you. As per our referencing companies requirements you will need a combined income of £36,000.

Holding Deposit: You will need to pay a holding deposit that is equivalent to 1 weeks rent (£276.00) and provide some personal and financial information (3 months bank statements) in order for us to commence with the referencing process. Your holding deposit will be deducted from your first months rent or refunded to you after 15 calendar days, whichever you are agreeable to. Please note that failure to disclose adverse credit may result in the loss of your holding deposit. Deposit: The bond for this property is £1,384.00 This will be refunded at the end of the tenancy subject to terms and conditions.







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