



National  
Trust

North region

# To let

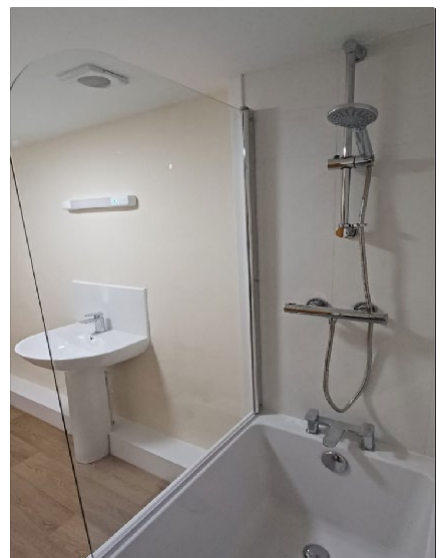
3 High Waterhead Cottages, Coniston,  
LA21 8AH

£1100 per calendar month



Three bedroomed end of terrace former farmhouse located on the outskirts of Coniston village. Grade II Listed with garden, parking and countryside views. Please Note - Viewing day is Wednesday 11th February and for shortlisted applicants interviews are Monday 23rd February





## The Location

3 High Waterhead is the end of a row of three cottages forming part of the Boon Crag hamlet. The property benefits from gardens to two sides and has parking for 2 vehicles.

The property is located just over 1 mile from Coniston village and 7 miles from Ambleside.

Surrounded by farmland and fells with easy access to coniston lake and walks for all abilities.



## Directions

### From Coniston Village:

Leave coniston on the B5285 in the direction of Hawkshead. Pass the Coniston Inn on the right and the turning for Monk Coniston Car Park slightly further down the road. The property is along the next turing on the left, this is a concealed turning but look for the National Trust sign on a post opposite the turning. You are now entering a working area so be aware of other vehicles and pedestrians. Park in the visit parking signed. The cottage is the white building you see with entrance via the garden.

Please use what3words to direct you to the property: [:///jumbled.newlywed.boot.](#)

**The National Trust**

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

# The Property

## Ground Floor

### Kitchen

Newly fitted kitchen with a range of wall and base units. Extracor fan, electric cooker point electric sockets and radiator. useful built in cupboard. Window overlooking garden and door to garden and parking area. Door leading to utility.

### Utility

A spacious room with wall and base units for extra storage, toilet and handwash basin, boiler and plumbing for washing machine.

### Dining Room

(4.5m x 3.25m approx) Double aspect room, large radiator and electric sockets. Stairs leading up to first floor with a door part way up. Door to small front hallway.

### Living Room

(5.5m x 3.25m approx) Light room with 3 windows. Fireplace with electric fire. Large radiator, electric sockets. Door to front hallway.

## First Floor

### Bedroom 1

(4.5m x 3m approx) Large double bedroom with window radiator and electric sockets.

### Bedroom 2

(3.25m x 2.5m approx) Double bedroom with window radiator and electric sockets

### Bedroom 3

(2.2m x 2m approx) Large single bedroom, window, radiator and electric sockets.

### Bathroom

New 3 piece suite, bath with electric shower over, toilet and hand wash basin. radiator and extractor fan. Small airing cupboard on the landing.

### Outside

Outside there are gardens to 2 sides fo the property. there is a small outhouse at the bottom of the garden and a shed left buyt eh previous tenants. parking is just outside the garden gate where there is space for 2 vehicles.

## Outgoings and Services

The property benefits from mains electricity, water and gas with a shared sewage treatment plant which is maintained by the National Trust Tenants are to provide their own white goods.

TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoings relating to the property.

### Council Tax

The tenant is to pay Council Tax. The property is in Band E which for 2026 is £2922 (not confirmed) payable to Westmorland and Furness County Council.

### Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

# The Tenancy

## Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 months, after which there could be an opportunity for the term to be extended.

## Rent

The prospective tenant is asked to pay £1100 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

## Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

## Deposit

The Tenant will not be required to pay a deposit or a holding deposit

## Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents

## Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, the cost of servicing appliances.

## Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

## Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

## National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

# Viewings and Further Information

## Viewings

Viewings strictly by appointment only.

Please complete the application form from the link on Rightmove and return to [northwestlettings@nationaltrust.org.uk](mailto:northwestlettings@nationaltrust.org.uk)

Due to the popularity of rental properties we will shortlist for a viewing day based on the information contained in the application.

We will close to applications on 9am Thursday 5th February, applications recieved after the deadline may not be considered

## GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

**For further information about being a National Trust tenant, you can visit us online at [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)**

# Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <b>we do not</b> currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019