

**WILKES
GREEN
HILL**

Residential
Estate Agents
Letting Agents

The Dairy, Tirril Farm Cottages, Tirril, Cumbria, CA10 2JE



- **Single Storey Barn Conversion**
- **Desirable Village Location Between Penrith and Ullswater**
- **Open Plan Kitchen + Living Room**
- **2 Double Bedrooms + Shower/Wet Room**
- **Oil Fired Central Heating + Double Glazing**
- **Suitable For Wheelchair Users**
- **Available Part Furnished if Required**
- **EPC Rate - C. Council Tax Band - B**
- **Sorry No Pets**

PCM £650 PCM

In a desirable village between Penrith and Ullswater, The Dairy is a single storey barn conversion in a courtyard of similar properties and has a Living Room open into the Kitchen, 2 Double Bedrooms, a Shower/Wet Room and a Paved Forecourt. There is Off Road Parking. EPC Rate C. This property is not suitable for Pets due to the proximity to a working farm

Location

From Penrith, head South on the A6 and drive through Eamont Bridge. At the mini roundabout by the Crown Hotel, turn right, signposted to Tirril and Pooley Bridge. On entering the village of Tirril turn left at the small green and drive up the hill to Tirril Farm Cottages.

Amenities

Tirril is located between Penrith and Lake Ullswater, just outside the Lake District National Park and is within easy reach of the Lakeland Fells. In the village of Tirril there is a public house, a village hall and a church nearby in Barton. In the village of Yanwath there is a primary school. All main facilities are in Penrith. Penrith is a popular market town, having excellent transport links through the M6, A66, A6 and the main West coast railway line. There is a population of around 17,000 people and facilities include: infant, junior and secondary schools. There are 5 supermarkets and a good range of locally owned and national high street shops. Leisure facilities include: a leisure centre with; swimming pool, climbing wall, indoor bowling, badminton courts and a fitness centre as well as; golf, rugby and cricket clubs. There is also a 3 screen cinema and Penrith Playhouse. Penrith is known as the Gateway to the North Lakes and is conveniently situated for Ullswater and access to the fells, benefiting from the superb outdoor recreation opportunities.

Services

Mains water, drainage and electricity are connected to the property. Heating is from an oil boiler for central heating and domestic hot water. Council Tax Band B

The council tax is band B

Viewing

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ACCOMMODATION

Front Entrance

Hall

Having a radiator.

Open Plan Kitchen Living room 22' 10'2 narrowest x12'7 (6.71m 3.10m narrowest x3.84m)

Living Area

Having a double radiator, a TV point and a telephone point



Kitchen

Fitted with a range of base and wall units including an electric built in oven and grill and hob, a built in fridge and freezer, sink with single drainer and mixer taps, tiled splash back.



Bedroom 1 9'1x13'2 (2.77mx4.01m)

Having a built in wardrobe and a cupboard housing oil fired boiler for the central heating and hot water. There is a radiator and a double glazed window to the rear.



Bedroom 2 9'11x13 (3.02mx3.96m)

There is a built in wardrobe, a radiator and a double glazed window to the front.



Shower/Wet room 8'11 x 6'2 (2.72m x 1.88m)

Having moulded flooring with a drain point, an electric shower over the the walls are marine boarded. There is a wash basin, a toilet a shaver socket/light, an extractor fan and a double glazed window.



Outside

To the front of The Dairy is a small flagged forecourt.

There is a communal area for bins and recycling, parking.



Fees

On signing the tenancy agreement you will be required to pay:

Rent £ 650.00

Refundable tenancy deposit: £0

FEES DURING YOUR TENANCY:

TENANCY AMENDMENT FEE, where requested by the tenant - £48 (inc. VAT)

EARLY TERMINATION OF TENANCY, where requested by the tenant - £480 (inc. VAT)

Plus an rent due under the terms of the signed tenancy agreement

DEFAULT FEE - replacement of lost key/security/safety devices - £48 (inc. VAT)

Plus any actual costs incurred

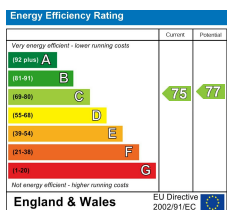
DEFAULT FEE – unpaid rent - 3% over base

for each date that the payment is outstanding and applies to rent
which is more than 14 days overdue

Applications will not be processed until the property has been viewed and we have received proof of ID:
A passport or driving licence together with proof of current address in the form of a utility bill or bank statement (under 3 months old)

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