



The Old Stables, Nateby – CA17 4JR
£795 pcm

PFK

The Old Stables

Nateby, Kirkby Stephen

Forming part of an imaginative and high-quality conversion of former farm buildings, this well-appointed two-bedroom cottage offers an appealing blend of modern comfort and retained character. Quietly positioned at the edge of a pleasant rural community just two miles from Kirkby Stephen, it provides an ideal retreat with convenient access to local amenities. You enter the property into the **kitchen**, which is fitted with a range of wall and base units, complementary work surfaces and integrated appliances including an oven, hob and extractor fan. There is space for a washing machine and fridge/freezer, while the 1.5 stainless steel sink with drainer and mixer tap sits beneath a front-aspect window. The boiler is also housed here. A door leads into the **dining room**.

The dining room is a spacious and versatile area, featuring stairs to the first floor and an understairs cloaks cupboard, making excellent use of storage. Double doors open into the **living room**, a welcoming rear-aspect space with a window and door leading directly out to the garden, allowing natural light to flow in and offering an easy connection with the outdoors. To the first floor, the landing provides access to two excellent storage or wardrobe cupboards, an additional shelved cupboard, the bedrooms and the bathroom. There is a comfortable **front-aspect double bedroom**, as well as a larger **dual-aspect double bedroom** with a characterful sloped ceiling.

Externally, the property benefits from an **off-road parking space** to the front. To the rear, a **terraced patio garden** provides a pleasant and low-maintenance outdoor area to enjoy. With its thoughtful layout, modern finish and peaceful setting, this charming cottage offers an inviting home in a delightful rural location.





The Old Stables

Nateby, Kirkby Stephen

Nateby is situated approx. 2 miles from the market town of Kirkby Stephen. The area has good access to the A66 trans Pennine route, with both Penrith and Scotch Corner/A1 about 30 minutes drive. The M6 is 10 miles away. There is a station at Kirkby Stephen on the Carlisle to Settle railway.

- Attractive 2 bed barn conversion
- Charming terraced cottage
- Parking to the front
- Low maintenance terraced garden
- Desirable Village location
- Tenure - Understood to be Freehold
- Council Tax Band - B
- EPC Rating - C

Directions

What3Words - [///pranced.bonfires.angry](https://www.what3words.com/pranced.bonfires.angry) From Kirkby Stephen, head southwards to the traffic lights and turn left for Nateby, about 2 miles. Take the first left hand turning in the village, follow the road to the end and the property lies on the left hand side.



ACCOMMODATION

GROUND FLOOR

Kitchen

11' 3" x 10' 6" (3.42m x 3.19m)

Dining Room

14' 9" x 7' 10" (4.49m x 2.39m)

Living Room

15' 2" x 8' 5" (4.63m x 2.57m)

FIRST FLOOR

Landing

Bathroom

Bedroom 1

15' 1" x 8' 7" (4.60m x 2.61m)

Bedroom 2

9' 3" x 11' 3" (2.82m x 3.44m)

Storage

EXTERNAL

Rear Garden - Terraced patio garden

Off street - 1 Parking Space



ADDITIONAL INFORMATION

Services

Mains electricity, water and 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

Referrals & 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

Management, Terms & Conditions

Management: this property is not managed by PFK. Terms: Rental: £795PCM 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.

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	72	81
(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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