



GRISDALES

PROPERTY SERVICES



The Hayloft, 4 Midtown Farm, Wigton, CA7 3NX

£925 Per Calendar Month

Step into your dream home with this stunning, high-quality barn conversion, offering three spacious bedrooms and bright, open-plan living accommodation. Blending sleek modern design with charming traditional character, every detail has been finished to an exceptional standard. Perfectly positioned in a sought-after village location, you'll enjoy the best of both worlds – peaceful countryside living with easy access to the beach, local employment opportunities, and excellent village amenities, including a primary school. With Aspatria just a short drive away, convenience is at your doorstep – this is the perfect place to be.

Helping you find your perfect new home...

www.grisdales.co.uk

18 South Street, Cockermouth, Cumbria, CA13 9RT | T: 01900 829 977 | E: cockermouth@grisdales.co.uk

THINGS YOU NEED TO KNOW

Gas central heating with underfloor heating to the downstairs rooms

Double glazing

ENTRANCE

The property is accessed via a uPVC door with 2 clear panels either side. This leads directly into:

LOUNGE

20'4" x 14'11" (6.21 x 4.55)



With wood effect flooring, modern electric fire within recess. Brick effect chimney breast with wall mounted television point above and wood effect features either side with matching wall lights. Additional telephone point; spotlighting; stairs to the first floor and under stairs cupboard. Opening into:

KITCHEN

14'7" x 9'11" (4.47 x 3.04)



Fitted with a range of base and wall units in pale grey with wood effect laminate worktop over and 2-tone grey ceramic tile splashback. Includes 1 1/2 bowl composite sink unit with mixer tap, 5-ring gas hob, double electric oven, with microwave above, integrated dishwasher and space for fridge/freezer. Continuation of flooring, spotlighting and under-plinth lighting.

UTILITY ROOM

6'9" x 5'6" (2.08 x 1.68)



Continuation of kitchen fittings and including single bowl sink unit, plumbing for washing machine and upvc door to the rear. Door leading into plant room with wall mounted gas boiler.

BEDROOM ONE

9'6" x 8'8" (2.90 x 2.65)



Double room to the front with television point.

SHOWER ROOM

9'6" x 5'2" (2.90 x 1.59)



Fitted with walk-in shower with clear screen, wall mounted chrome shower and attachments. Low-level WC, wash basin, with chrome mixer tap, set into vanity unit with 2 drawers. Chrome ladder style radiator. Fitted to 2 walls with grey ceramic tiles, frosted window to the rear, waterproof flooring and spotlights.

STAIRS AND LANDING

Staircase leads to first floor landing with access to bedrooms 2 and 3 and bathroom.

BEDROOM TWO

14'9" x 9'8" (4.50 x 2.95)



With television point, Velux rooflights, spotlights and access into loft.

BEDROOM THREE

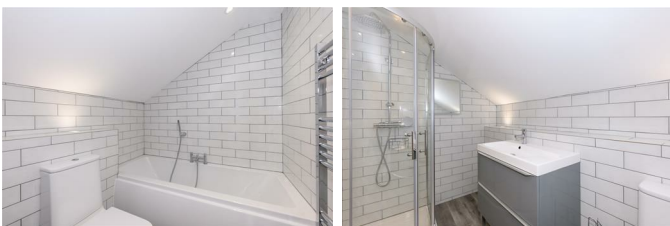
14'9" x 13'9" (4.51 x 4.21)



A spacious double bedroom with 2 Velux rooflights, spotlighting and feature windows over the entrance area.

FAMILY BATHROOM

10'11" x 5'10" (3.33 x 1.79)



Fitted with bath with tap connected shower and hose, low-level WC, modern wash basin set into vanity unit with 2 drawers. Chrome mixer tap. Shower enclosure with curved sliding doors in chrome frame and wall mounted chrome shower with attachments. Fitted with either white ceramic tiles or waterproof panelling, wood effect flooring, modern/traditional look radiator/heated towel rail. Spotlights. Fitted with bath with tap connected shower and hose, low-level WC, modern wash basin set into vanity unit with 2 drawers. Chrome mixer tap. Shower enclosure with curved sliding doors in chrome frame and wall mounted chrome

shower with attachments. Fitted with either white ceramic tiles or waterproof panelling, wood effect flooring, modern/traditional look radiator/heated towel rail. Spotlights.

PARKING

There is off road parking for two cars at the rear. There will be an electric car charging point.

DIRECTIONS



COUNCIL TAX

We have been advised by Cumberland Council (0303 123 1702) that the Council Tax Band B.

VIEWING ARRANGEMENTS

To view this property, please contact us on 01900 829977

THE RENT

Rent is paid on a calendar monthly basis, in advance, and excludes charges for Services, Council Tax etc.

THE CONSUMER PROTECTION REGULAT

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

*Please note these details have yet to be approved by the landlord.

DAMAGE DEPOSIT

A deposit will be paid by the tenant, prior to the commencement of the tenancy, equivalent to five weeks rent and it will be returned at the end of the tenancy providing there is no damage, the Inventory is correct and there are no rent arrears. The deposit will be held by the Deposit Protection Service (a custodial service scheme in accordance with the Tenancy Deposit Legislation) and returned to you as per the Tenancy Agreement.

HOLDING DEPOSIT

Grisdales take a Holding Deposit from a tenant to reserve a property. This is one week's rent and for this property this will be £213.

This Holding Deposit will be held for up to 15 days (what is known as Deadline for Agreement). From taking the Holding Deposit, the Tenancy Agreement must be entered into (signed by both parties and dated) before the Deadline for Agreement. However, Grisdals can agree with the tenant in writing that a different date (for example, an extension) is to be the Deadline for Agreement. Please make your own enquiries as to when the Holding Deposit can be repaid to you and when it can be retained by Grisdals.

Should the tenancy commence, unless the tenant advises otherwise in writing, it is agreed that the amount of the Holding Deposit will be deducted from the first payment of rent.

THE TENANCY

The property is offered on a 6 month Assured Shorthold Tenancy.

WHO WILL LOOK AFTER THE PROPERTY?

The property will be managed by your landlord.

INSURANCE

You are required to have sufficient means to cover your liability for the Landlord's fixtures and fittings as set out in the Tenancy Agreement. Sufficient means includes a sum of money available to put right any damage, or alternatively you could purchase a suitable insurance policy to cover this liability.

The Landlord's insurance policy does not cover your possessions within the property. You are advised to consider the need for Tenants Insurance, which usually includes cover for your own possessions and accidental damage to the Landlord's items.

The Landlord will not be responsible for any damage caused to your belongings unless it is caused by an act or omission by the Landlord or Agent, which invalidates any insurance you do have.

It is recommended that you hold adequate insurance to protect against accidental damage caused by the Tenant to the Landlord's Fixtures and Fittings at the premises as described in the Inventory. You should also consider insuring your own possessions. Please speak to Grisdals for further information.

RENTAL PROTECTION PLAN

Have you ever thought how you'd cover the cost of your rent if you were to become ill or injured and were unable to work? –

Taking out Rental Protection Plan is a great way to protect yourself, or the ones you love should the unexpected happen during the length of the plan – ask to speak with our Protection Specialist.

APPLICATIONS

Applications for the tenancy are to be made to Grisdals. The application form is on our website – please go to www.grisdals.co.uk, Tenants, Tenancy Application form. Please complete this form electronically and once we have received it we will discuss your application with the landlord. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further on-line application form for Homelet, our reference provider. References will then be carried out which can take up to 7 days.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdals, you will be required to PERSONALLY provide identification in its ORIGINAL format.

This can be in the form of:

- Valid passport
- Valid photo card driving licence
- National Insurance Certificate
- Firearms Certificate
- Birth Certificate

WHAT HAPPENS NEXT?

Please see our website for further information.

MORTGAGE ADVICE

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdals office.

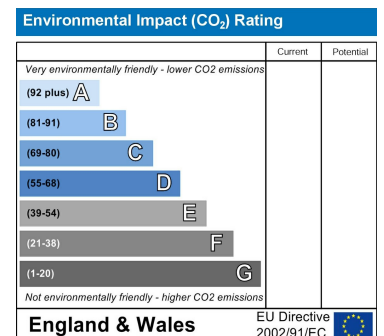
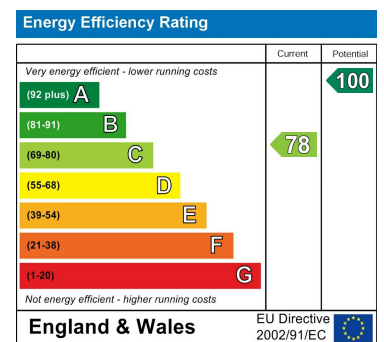
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.