



Croft End, Kirkoswald

Penrith, CA10 1EE

£975 Per Calendar Month

£1125 Deposit

- Cosy and Characterful Terraced Cottage
- Deceptively Spacious Throughout
- Three Bedrooms Upstairs
- Rear Garden with Open Aspect & Stunning Views
- Council Tax Band - C | EPC - E | what3words [///armed.evaporate.streetcar](https://www.what3words.com/armed.evaporate.streetcar)
- Situated within the Desirable Village of Kirkoswald
- Sitting Room, Living Room and Conservatory
- Four Piece Family Bathroom Upstairs and Downstairs WC/Cloakroom
- Unfurnished Accommodation
- Rent £975 PCM | Deposit £1125 | Holding Deposit £225



Croft End, Kirkoswald

Penrith, CA10 1EE

£975 Per Calendar Month with £951 Deposit



This lovely and characterful terraced cottage is quietly situated within the desirable village of Kirkoswald and is deceptively spacious throughout. The unfurnished accommodation enjoys three reception spaces plus a study/office downstairs with three bedrooms and a four piece family bathroom upstairs. The rear garden enjoys a beautiful open aspect with wonderful views towards Lazonby. A viewing is highly recommended to appreciate the scale and size of this property.

Pets Considered & No Smokers.

The accommodation briefly comprises: entrance hall, sitting room, living room, kitchen, conservatory, study and WC/cloakroom to the ground floor with a landing, three bedrooms and bathroom to the first floor. Externally there is a garden to the rear. Double glazing and oil central heating.

Viewing is required, for any enquiries submitted via an online portal, we will be in touch with the next steps via email.

EPC - E and Council Tax Band - C

Rent £975 PCM
Deposit £1125
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ENTRANCE HALL

Entrance door from the front with internal doors to the living room, sitting room, study and WC/cloakroom. Stairs to the first floor landing, radiator, double glazed window and large walk-in cupboard with double glazed window internally.

WC/CLOAKROOM

WC, wash hand basin and obscured double glazed window.

STUDY

10'5" x 9'8" (3.18m x 2.95m)

Double glazed window. Measurements to the maximum points.

SITTING ROOM

15'6" x 10'9" (4.72m x 3.28m)

Double glazed window, double glazed external door to the rear garden, feature fireplace with open fire and surround, radiator, exposed floorboards and feature exposed beams to the ceiling.

LIVING ROOM

15'5" x 12'1" (4.70m x 3.68m)

Double glazed window, radiator, feature wood-burning stove and feature exposed beams to the ceiling. Internal door to the kitchen.

KITCHEN

15'7" x 7'11" (4.75m x 2.41m)

Fitted kitchen comprising a range of base, wall and drawer units with worksurfaces including breakfast bar and tiled splashbacks above. Three double glazed windows, freestanding electric cooker, one bowl stainless steel sink, tiled flooring and opening to the conservatory.

CONSERVATORY

10'6" x 7'2" (3.20m x 2.18m)

Double glazed window and double glazed patio door to the rear garden. Additional external door to the side elevation with a single-glazed skylight above.

LANDING

Stairs up from the ground floor with internal doors

to three bedrooms and bathroom, double glazed window and radiator.

BEDROOM ONE

16'2" x 10'8" (4.93m x 3.25m)

Two double glazed windows and radiator.

BEDROOM TWO

15'3" x 12'0" (4.65m x 3.66m)

Two double glazed windows, radiator and loft access point.

BEDROOM THREE

10'4" x 7'6" (3.15m x 2.29m)

Double glazed window and radiator.

BATHROOM

9'11" x 7'8" (3.02m x 2.34m)

A four piece suite comprising WC, pedestal wash hand basin, freestanding roll top bath with hand shower attachment and shower enclosure with mains shower. Part tiled walls, tiled floor, recessed spotlights, extractor fan, chrome towel radiator and double glazed window.

EXTERNAL

The rear garden benefits a paved seating area directly outside the conservatory patio doors and the door from the sitting room with a lawned garden with mature trees and borders with a beautiful open aspect and stunning viewings. To the front of the property is a shared access road.

WHAT3WORDS

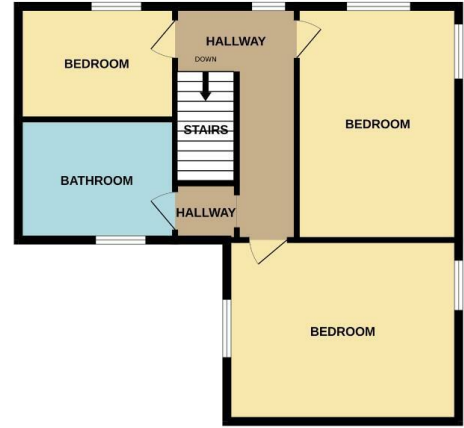
For the location of this property please visit the [What 3 Words App](https://www.what3words.com/) and enter - secondly.marinated.stop

Floorplan

GROUND FLOOR



1ST FLOOR



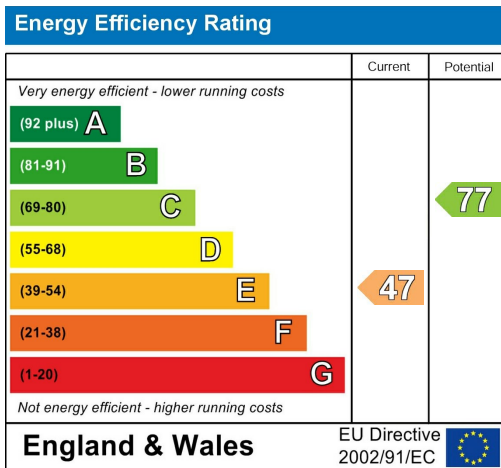
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph



Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



HUNTERS[®]

HERE TO GET *you* THERE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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