



GRISDALES

PROPERTY SERVICES



Low Barn Eaglesfield, Cockermouth, CA13 0SD

£850 Per Calendar Month

THERE'S SOMETHING VERY SPECIAL ABOUT THIS two bedroomed barn conversion and we can't just put our fingers on it – is it the welcoming sitting room with the vaulted ceiling, original beams and wood burning stove? Or is it the gorgeous and very characterful breakfast kitchen? Or you might find your own little piece of magic. Whatever it is, we absolutely adore it and we know you will too!

It's interestingly designed with a kitchen, double bedroom and en-suite downstairs and upstairs is the sitting room, second double bedroom and bathroom. Outside there's parking for two cars and a paved patio and good storage space as well.

Anyone who knows Eaglesfield is aware of its popularity in the area, being perfectly located for Cockermouth and the northern Lake District and it has a super community at its heart as well.

Helping you find your perfect new home...

www.grisdales.co.uk

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THINGS YOU NEED TO KNOW

Gas central heating at first floor level and underfloor heating downstairs.

Double glazing.

ENTRANCE

The property is accessed via double clear doors which lead into:

LOUNGE

14'6" x 14'0" including staircase (4.44 x 4.29 including staircase)



A fabulous room with solid oak floor, windows to the front and rear with beams above, apex ceiling with natural timber beams, spotlighting and Velux roof light. Stairs leading down to the lower ground floor, recessed bookcase, telephone and television points, two sets of handmade double cupboards and wood burning stove (convector style) on slate hearth.

KITCHEN

14'5" x 14'0" (4.41 x 4.28)



Fitted with a range of base and wall units in cream with a granite worktop over. Includes 1.5 bowl stainless steel sink with mixer tap, integrated dishwasher, a dual fuel range cooker with black extractor fan over, ample space for a dining table, integrated washer/dryer, wine rack, spotlighting, pull out pantry style cupboard, stone floor, natural wood door to the front and window with deep slate window sill, wall mounted shelving, natural timber beams and stairs to the first floor. Underfloor heating.

BEDROOM TWO

12'7" x 10'5" (3.85 x 3.20)



Lovely spacious double bedroom with stone floor, two windows overlooking the front with deep slate window sills, natural ceiling beams and spotlights and walk-in shelved cupboard. Underfloor heating. Door leading into:

EN SUITE

8'6" x 3'1" (2.60 x 0.94)



Fitted with a shower with folding door in chrome frame and wall mounted chrome shower and attachments and fitted with wood effect tiling, white pedestal wash basin with chrome mixer tap and low level WC. Wall mounted cupboard, natural ceiling beams, underfloor heating.

FAMILY BATHROOM

8'5" x 4'3" (2.57 x 1.31)



Fitted with white pedestal wash basin with chrome mixer tap, bath with wall mounted mixer tap and low level WC. Fitted around sanitary fittings with beige ceramic tiles, Velux roof light, white ladder style radiator, wall mounted cupboard and ceiling beam.

BEDROOM ONE (FIRST FLOOR)

12'6" x 9'4" (3.82 x 2.85)



Double room with window overlooking the front and Velux roof light above, vaulted ceiling with natural wooden ceiling beams, slate window sill, spotlight and cupboard with hanging space and shelving. Loft storage.

EXTERNALLY



There is a gravelled driveway which can comfortably park two cars. Steps lead up to a raised patio area with wooden store which can house 2 large bikes.

DIRECTIONS

As you enter Eaglesfield from the Paddle School junction proceed into the village, passing the Village Hall, Barkers Meadow and Beckside turns (all on the right). At the next junction turn right and continue through "the narrows" and as the road bears sharp left, turn right onto the track at Hotchberry House. Continue down the track and Low Barn is on the right after High Barn.

COUNCIL TAX

Cumberland Council (0300 373 3730) advise that this property is in Tax Band B.

THE RENT

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

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.

THE TENANCY

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

THE CONSUMER PROTECTION REGULATIONS 2008

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 for viewing. This is particularly important if you are contemplating travelling some distance.

APPLICATIONS

Applications for the tenancy are to be made to Grisdales. The application form is on our website – please go to www.grisdales.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 and then arrange a viewing of the property. If the landlord decides to proceed with your application and requests that you are referenced you will need to complete a further online application form for Goodlord, our reference provider. References will then be carried out which can take up to 7 days.

HOLDING DEPOSIT

Grisdales takes a Holding Deposit from a tenant to reserve a property. This is one weeks rent and for this property will be £196.00

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, Grisdales 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 Grisdales.

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.

PROOF OF IDENTITY

When you apply for a property to rent through Grisdales, 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

WHO WILL LOOK AFTER THE PROPERTY?

For peace of mind, the property will be managed by Grisdales.

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. Please see Grisdales for full details on this.

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.

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 for a FREE appointment to discuss this plan with Kirsty, our Protection Specialist.

LETTINGS AND MANAGEMENT

If you are interested in property as an investment, we can help you every step of the way from Buy to Let advice to effective property letting and management.

MORTGAGE ADVICE BUREAU

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across 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.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed."

To find out how we can help you realise your dreams, just call your nearest Grisdales office.

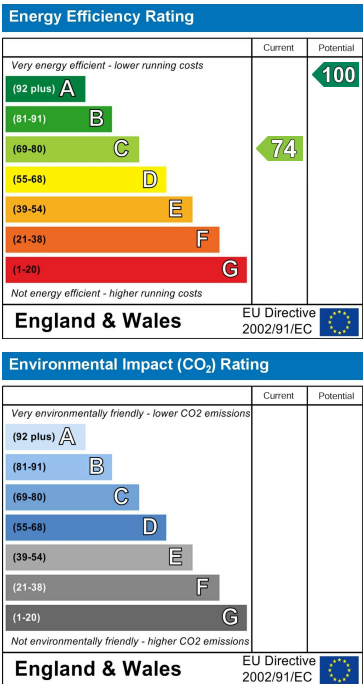
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.