



# GRISDALES

PROPERTY SERVICES



## Hall Carleton Farm & The Old Dairy Saltcoats, Holmrook, CA19 1YX

**£1,300 Per Calendar Month**

PLEASE APPLY ON OUR WEBSITE

Live the Dream in this Beautiful Country Farmhouse without a worry in the world... this unique property offers so much space with two cosy reception rooms, a classic country style large kitchen, four well proportioned bedrooms and three bathrooms. Externally the property is sitting pretty in a peaceful location, boasting a large gardens with outside wash facilities and generous garden accompanied with off road parking. If this was not enough, how about an additional attached 2 bedroom cosy cottage to the side - the perfect retreat for some peace and quiet or great for spreading out the family.

Located in a small rural hamlet of four houses next to the Coast and within close proximity of Ravenglass and its Station, famously know as the home of the "Lal Ratty"

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

46/47 King Street, Whitehaven, Cumbria, CA28 7JH | T : 01946 693 931 | E : whitehaven@grisdales.co.uk

## HALL CARLETON FARM HOUSE

Fully renovated in 2010 to modern facilities. Slate floor throughout the kitchen and Halls with exposed original wooden floor boards in reception rooms and upstairs.

Reclaimed Suffolk Latch Doors throughout and Sash uPVC double glazed Georgian style windows and window seats at the front.

Wall Mounted TVs in most rooms.

## ENTRANCE HALLWAY

11'0" x 8'5" (3.37 x 2.58 )

A Grand welcome with Slate floor, two handy storage cupboards, and doors to:

## FARMHOUSE KITCHEN & DINING ROOM

18'3" x 13'7" (5.58 x 4.15 )



A traditional range of Farmhouse style wall and base units with complimentary work surfaces, Belfast sink with swivel mixer tap, Range Cooker set in a stone Fireplace, electric oven and grill with five ring gas hob, Large fridge freezer, washing machine, dishwasher, microwave, large dining table with ten matching chairs and slate floor.

## FROM ENTRANCE HALL WAY

Door to:

## INNER HALLWAY

Storage cupboard, stairs to first floor landing and doors to:

## PRINCIPLE LOUNGE

13'7" x 13'6" (4.15 x 4.13)



Original Wooden floor boards with ornate vintage French wood burner

## SECOND RECEPTION ROOM

13'8" x 10'6" (4.18 x 3.22)



Handy versatile space which can be used as a home office, play room or additional lounge with feature fireplace and Original Wooden Floor boards.

## SHOWER ROOM

7'1" x 6'9" (2.17 x 2.07 )



Ground floor shower room with shower cubicle, wash hand basin, WC and heated towel rail

## FROM INNER HALLWAY

Stair to the First Floor Landing

## FIRST FLOOR LANDING

Doors to:

### BATHROOM

10'7" x 6'8" (3.25 x 2.05)



A family bathroom corner jacuzzi bath, shower cubicle, wash hand basin, WC and heated towel rail

### BEDROOM ONE

13'9" x 10'7" (4.20 x 3.24 )



Double Bedroom Furnished as per the photos

### BEDROOM TWO

13'8" x 13'8" (4.19 x 4.18)



Double Bedroom Furnished as per the photos

### BEDROOM THREE

10'11" x 5'9" (3.33 x 1.76)



Single bedroom with built in wardrobe

### MASTER BEDROOM

18'1" x 9'6" (5.52 x 2.90 )



Master Double Bedroom, furnished as per the photos, additional storage cupboard, Julietta balcony and door to:

## EN-SUITE SHOWER ROOM



Double shower cubicle, WC, wash hand basin and heated towel rail

## EXTERNALLY



The property offers a private driveway with shingles into two lawns with small shrubbed garden and additional small front garden facing to the lane. Outside wash facilities including shower, two WC's and two Belfast sinks in and around the outhouse.

## FACILITIES

The property has both gas and electric supplies. It is recommended by the Landlords that the Woodburner in the Principle Lounge is not used.

## THE OLD DAIRY



Fully renovated in 2010 to modern facilities. Slate floor throughout the ground floor, with exposed original wooden floor boards upstairs.

Reclaimed Suffolk Latch Doors throughout and Sash uPVC double glazed Georgian style windows and window seats at the front.

Wall Mounted TVs in most rooms.

Glass Fibre satellite dish providing Freetat to all Rooms.

Fully Furnished as per the property Photos

## KITCHEN

15'7" x 11'8" (4.76 x 3.57)

A traditional range of Farmhouse style wall and base units with complimentary work surfaces, Belfast sink, electric cooker with oven and grill with four ring electric hob, fridge freezer, washing machine, microwave and dining table with matching chairs. Stairs to First Floor landing and doors to

## LOUNGE

14'0" x 12'7" (4.29 x 3.86)



Large window over looking the lane.

## STAIRS TO FIRST FLOOR LANDING

Doors to:

## BEDROOM ONE

10'2" x 8'9" (3.12 x 2.68)



Double bedroom with Double bed, two side tables Built in wardrobe and wall mounted TV

## BEDROOM TWO

14'0" x 9'7" (4.28 x 2.93)

Double Bedroom with Double bed, two side tables, wall mounted TV and bamboo wardrobes

## SHOWER ROOM

6'10" x 5'4" (2.09 x 1.65 )



A contemporary style three piece suite comprising of a shower cubicle, WC, wash hand basin, dual fuel towel rail and heated vanity mirror/ cabinet

## EXTERNALLY



One small shrubbed garden with lawn and one larger vegetable garden with raised bed, greenhouse, lawns and seating area. Private parking is available to the side for 2 vehicles.

## DIRECTIONS

The property is best approached from the A595 from Holmrook towards ravenglass and Turning Right towards Saltcoats. Continue along, before reaching the two cottages on the left hand side turn right and follow the narrow lane for around 1 mile, passing under a railway bridge. At the T Junction, Turn Right, and the property can be located on the Right Hand Side.

## 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 RENT

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

## 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 £300. 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.

## 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](http://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.

## 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 our Protection Specialist.

## **WHAT HAPPENS NEXT?**

Please see our website for further information.

## **MORTGAGE ADVICE**

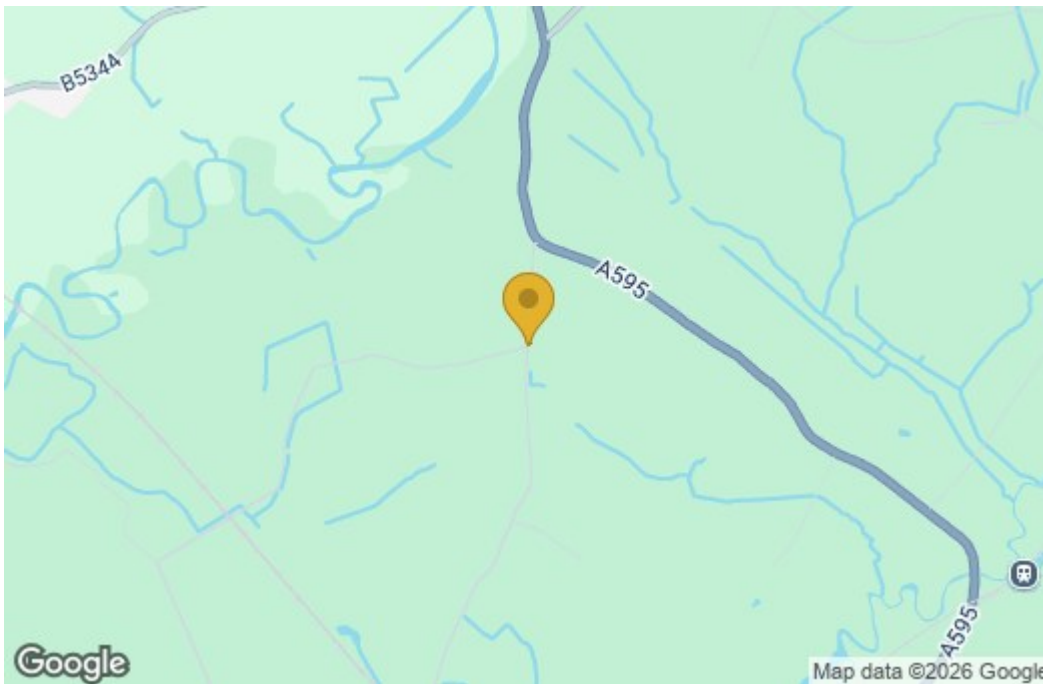
Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

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 Grisdales office.

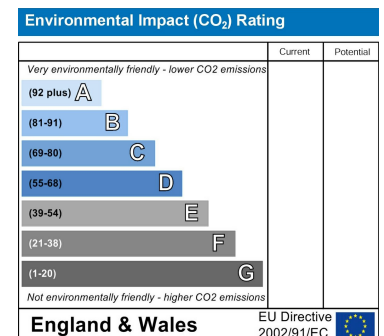
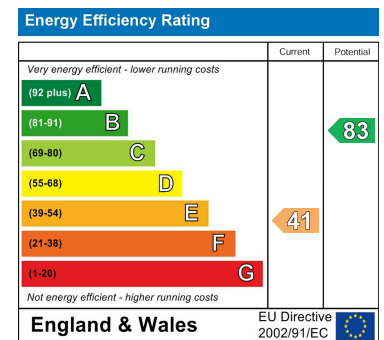
Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

## 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.