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LAND AGENTS

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Ref: S108

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

Tel: (016973) 44901 ~ Email: landagent@hopesauction.co.uk
www.hopesauction.co.uk

TO LET

**NEWLANDS FARM COTTAGE,
CARLETON, CARLISLE, CUMBRIA, CA4 0AE**



**A large detached four bedroomed property available to rent
situated on the outskirts of Carlisle**

£800 PER MONTH

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Introduction/Location

Newland Farm Cottage is located on the outskirts of Carlisle in the hamlet of Carleton. The property benefits from excellent access to the M6 via junction 42.

The City of Carlisle is within easy reach and offers an extended range of leisure and retail opportunities and is within easy reach of the Lake District.

General Description

The property is a large detached four bedroomed property with lawned areas to the front and back.

The property briefly comprises:

Entrance Hall with downstairs WC and storage cupboard.

Kitchen/Dining Room 4.80m x 7.58m. Open plan with fitted units, top and bottom, sink and fire surround.

Sitting Room 6.06m x 4.45m with fireplace surround.

Utility 2.43m x 2.66m with fitted cupboard, sink and door leading to garage.

Reception 2.85m x 3.12m

Stairs Leading to First Floor Landing

Bedroom 1 3.64m x 4.23m Double bedroom with two large windows.

Bedroom 2 3.85m x 4.22m Double bedroom with large window and fitted cupboards.

Bedroom 3 3.40m x 4.00m Double bedroom with large window and fitted cupboards.

Bedroom 4 2.53m x 3.04m Single bedroom.

Bathroom 2.58m x 2.59m Three piece suite with separate shower unit.

Storage Room and Airing Cupboard containing hot water cylinder.

External:

Double garage with additional external parking for three cars. Low maintenance small garden to the front with newly replaced lawn and a medium sized rear garden.

Services

The property is double glazed throughout serviced by mains water, electricity and a new private septic tank. Heating is provided by an oil-fired central heating system.

Council Tax

The property is scheduled in Council Tax Band D with Carlisle City Council.



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Energy Performance Certificates (EPC)

An extract from the EPC'S showing the current and potential Energy Efficiency Rating of the farmhouse and farmhouse cottage are shown below. A full copy of the EPC's can be obtained from the Sole Agents (by prior appointment only).



Viewing

Viewing of the property is strictly by appointment with the Sole Agents, Hopes Auction Co Ltd, Syke Road, Wigton, Cumbria, CA7 9NS, Tel: 016973 44901, Email: landagent@hopesauction.co.uk

Tenders

Tenders are to be submitted on the attached form to Hopes Auction Co Ltd.

Terms of Letting

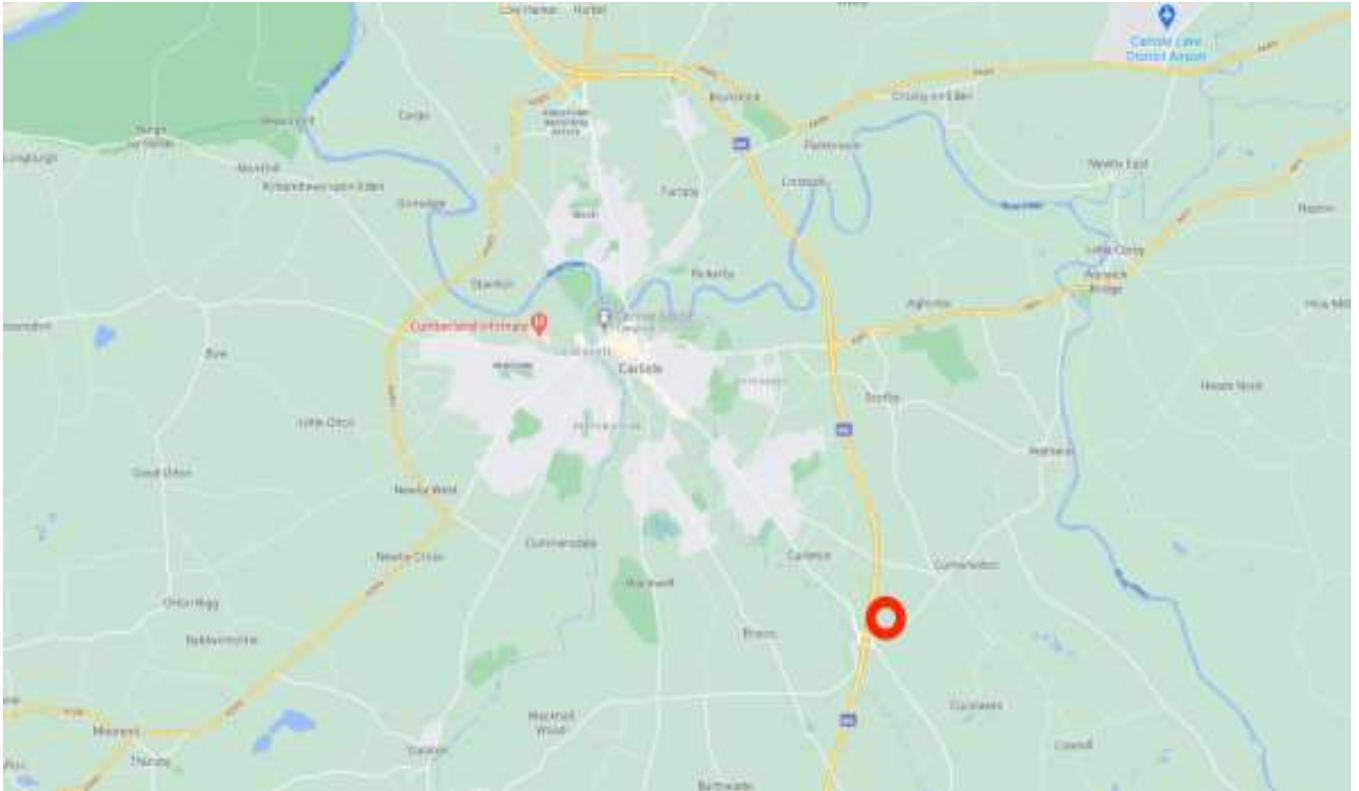
To be let initially for a term of 6 months with a view to extending for a long term letting.





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IMPORTANT NOTICE

These particulars have been prepared in all good faith without responsibility on the part of the agents or their clients to give a general guide only as to the property. Nothing contained herein must be relied upon as a statement or representation of fact. These particulars do not form any part of an offer or contract and neither the agent nor their employees have any authority to make or give any representations or warranties whatever in relation to this property. We have not tested any services, appliances or installations nor carried out a survey. Areas, measurements or distances are given as a guide only and are not precise. Only specific items referred to are included. Intending tenants must satisfy themselves by inspection or otherwise as to the correctness of these particulars and no responsibility can be accepted for any loss or expense incurred in viewing. If any points are particularly relevant to your interest please ask for further information.

Particulars Prepared August 2021