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Ref: H167

Preliminary Particulars

Auctioneers • Surveyors • Valuers • Land Agents

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

TO LET

NEULANDS FARM HOUSE, CARLETON, CARLISLE, CUMBRIA, CA4 0AE



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

£850 PER MONTH



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Introduction/Location

Newland Farm House 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 and the Scottish Borders.

General Description

The property is a large traditional built detached four bedroomed property with large garden to the rear.

The property briefly comprises:

Entrance Hall.

Kitchen/Dining Room 7.50m x 3.05m. Modern kitchen with integrated dishwasher, base and wall units, sink and double drainer. Electric underfloor heating.

Utility. 3.20m x 3.90m. Fitted units with space for washing machine.

Living Room. 4.45m x 5.50m. Door to the front of the property.

Dining Room. 4.45m x 3.95m. Original beamed ceiling.

Office/Study. 3.00m x 3.20m. Boiler and hot water tank in cupboard.

Ground Floor Guest Bedroom. 5.30m x 2.65m. Separate three-piece En-suite bathroom.

Understairs Cupboard. Storage Area.

Stairs Leading to First Floor Landing

Bedroom 1 4.45m x 5.80m. Large Master Bedroom.

Bedroom 2 4.45m x 3.70m. Double bedroom.

Bedroom 3 3.20m x 3.30m. Double bedroom.

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

Storage Room and Airing Cupboard containing hot water cylinder.

External:

Low maintenance garden to the rear. Garage and other outbuildings available at separate negotiation and agreement with the landlord.



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Services

The property is double glazed throughout and serviced by mains water, electricity, and a 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.

Energy Performance Certificates (EPC)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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

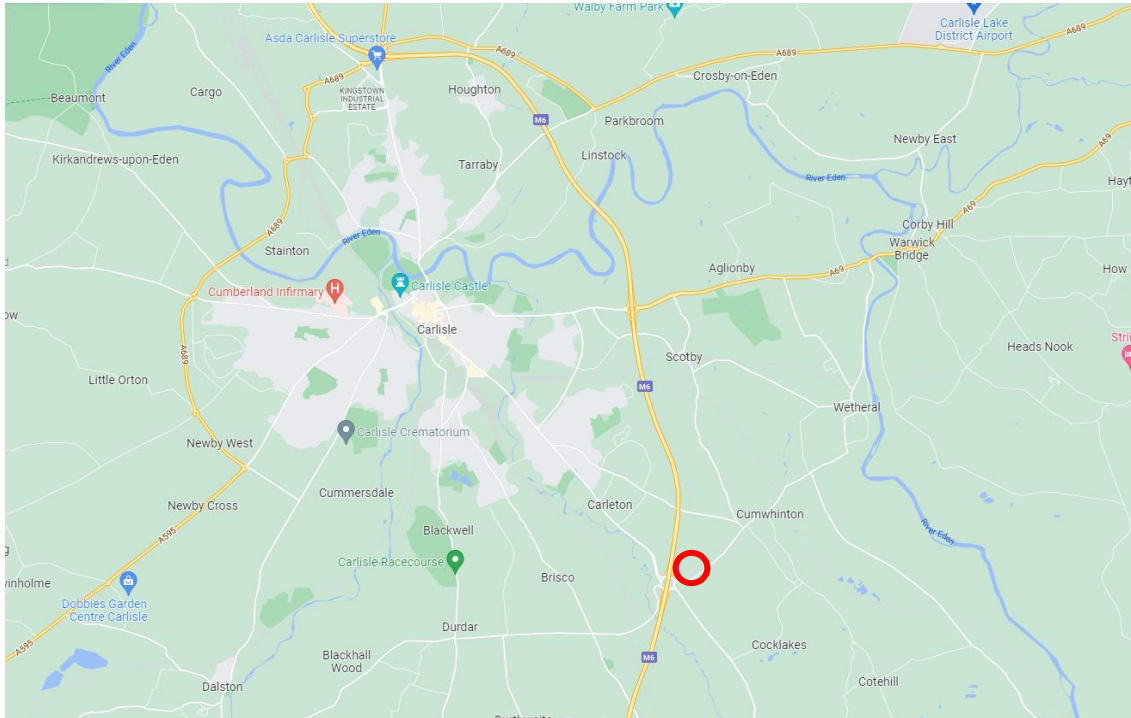
To be let initially for a term of 6 months with a view to extending for a long term letting.
Deposit - £850.00





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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 April 2022