

# TO LET

## LOW HOUSE

Sandwath, Wigton, CA7 0LU



**HOPE'S**  
LAND AGENTS



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**A beautifully presented 3 bedroom cottage available to rent situated in a rural location with an attractive garden area, close to the town of Wigton.**

**Rent: £650 PCM**

### **Introduction/Location**

Low House is a spacious 3 bedroom farm cottage located at Sandwath, nestled in a rural location between Thursby and Wigton. This well presented property comprises a modern kitchen, spacious dining/living area with three good size double bedrooms alongside a family bathroom to the first floor.

Low House is located in a superb area with the market town of Wigton close by providing shops, leisure and educational facilities. The city of Carlisle lies within easy reach via the A595, offering access to the M6 motorway and an extensive range of facilities. The surrounding countryside is on the doorstep and within easy driving distance is the Lake District National Park.

### **General Description**

The property is a semi-detached farm cottage with a yard area to the front and an attractive garden to the rear. This charming property is let

unfurnished and is neutrally decorated throughout.

The property briefly comprises:

#### **First Floor:**

**Entrance Porch.**

**Kitchen / Dining Room.** 6.60m x 5.40m. Open plan living/dining/kitchen area with base and wall units, electric oven and hob, sink, dishwasher. Log burning stove.



**Boiler Room.** 1.90m x 1.80m. Washer and dryer fittings. Door to the garden to the rear.

**Sitting Room.** 5.30m x 3.60m. Open fireplace, windows to two aspects.



#### **Second Floor:**

**Storeroom/Dressing Room.** 2.30m x 1.90m.



**Double Bedroom.** 3.50m x 3.40m.

**Double Bedroom.** 3.40m x 3.00m.

**Double Bedroom.** 3.60m x 3.40m.



**Bathroom.** 3.60m x 2.0m. WC, sink, bath, shower cubicle and heated towel rail.

### External

An attractive and spacious lawned garden lies to the rear with the added benefit of a raised box perfect for growing homegrown produce. Please note, the adjoining property needs to retain a right of access to their garden. There is private parking in the yard to the front of the property.

Also available with the property is an outdoor dog kennel. Please advise any interest in this to the letting agents.



### Services

The property is double glazed throughout and is serviced by mains water and a septic tank. Heating is provided by an oil-fired central

heating system. The water and electric is sub-metered and the ingoing tenant will be required to repay the landlord for the services used.

### Council Tax

The property is scheduled in Council Tax Band B with Allerdale Borough Council.

### Energy Performance Certificates (EPC)

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

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 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](mailto:landagent@hopesauction.co.uk)

### Rent & Deposit

Rent at £650 pcm payable in advance. A deposit equivalent to one month rent will be sought, which will be held in accordance with the Tenant's Deposit Legislation.

### Terms of Letting

To be let initially for a term of 6 months on an Assured Shorthold Tenancy Agreement with a view to extending to a long term letting. Unfortunately, indoor pets are not permitted though use of the outdoor dog kennel is available for well behaved dogs subject to an additional monthly charge to be agreed.

### Additional Information

The tenant will be responsible for the Council Tax and utility charges. The neighbouring property requires minimal access through the rear garden to their property to mow the lawn. No access is permitted to other buildings or areas surrounding the cottage.

### 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.



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