

TO LET

The Barn, Snittlegarth

Ireby, Wigton, Cumbria, CA7 1HE



HOPE'S
LAND AGENTS



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**A well-presented 2-bedroom flat to
Rent in a stunning rural location
within the Lake District National Park
offering ample parking and a small
garden area, close to the village of
Ireby.**

Rent: £ 950 PCM

Introduction/Location

The Barn is an attractive converted barn offering a spacious 2 bedroom flat, situated at Snittlegarth Farm on the outskirts of the charming village of Ireby. Set in a peaceful rural location, the property enjoys stunning views of the surrounding countryside.

This well-presented accommodation comprises a spacious utility room and WC on the ground floor with a kitchen/living room, office space, two good sized double bedrooms and a family bathroom on the first floor. The barn is perfectly suited to a couple seeking tranquil country living.

The property is located in a highly desirable area. The market town of Wigton, with its shops, leisure and educational facilities, is close by. The city of Carlisle is easily accessible via the A595, providing access to the M6 motorway. The beautiful Lake District National Park is also within easy driving distance.

General Description

This charming barn conversion is offered unfurnished and neutrally decorated throughout. It benefits from a spacious yard providing ample parking and a small garden area, perfect for soaking up the peaceful surroundings.

The property briefly comprises:

Ground Floor:

Utility Room. 5.85m x 3.15m. Spacious open plan utility room with a back and front door. Fitted base units with a sink, washing machine and dryer. Storage cupboard. WC. Electric heater and window to the side.



First Floor:

Kitchen/living room. 8.85m x 3.20m. Open plan. Fitted base and wall units, cooker and hob with extractor fan, sink and dishwasher. Authentic exposed wooden beams, two windows to the side. Log burning stove and electric heater in living space with window to the rear.





Living/Office Space. 2.75m x 2.25m.
Electric heater, skylight window.



Double Bedroom. 3.85m x 3.05m. Electric heater, window to front, exposed wooden beams and stone wall providing character.

Double Bedroom. 4.80m x 3m. Electric heater, window to front, exposed wooden beams.



Bathroom. 3.85m x 1.7m. WC, sink, bath, shower cubicle with electric shower, heated towel rail, skylight window.



External

The property benefits from two areas of undercover storage, a generous area of parking surrounding the property and a small area of garden. Please note the yard and parking area are shared with surrounding properties.



Services

The property is double glazed throughout and is serviced by filtered spring water supply. Heating & electric is provided by electric heaters (powered by the hydro system) and the log burning stove. The water and electric are sub-metered. The

electric is included in the monthly rent payment.

Council Tax

The property is scheduled in Council Tax Band A within Cumberland Council (Allerdale).

Energy Performance Certificates (EPC)

A snapshot of the EPC can be seen below.

Score	Energy rating	Current	Potential
92+	A		133 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	48 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

Rent & Deposit

Rent at £950.00 pcm payable in advance. A deposit equivalent to one month's 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 establishing a longer term letting.

Additional Information

The tenant will be responsible for the Council Tax and utility charges. The property is located within a farmyard with other surrounding houses, tenants are not permitted access to other buildings or areas surrounding the property.



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 June 2025.



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