

TO LET

Hawkrigg Lodge

Hawkrigg, Wigton, Cumbria, CA7 8NU



HOPE'S
LAND AGENTS



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A 2-bedroom cottage to rent in a rural location offering a garage, ample parking, and a garden area, close to the village of Wigton.

Rent: £750 PCM

Introduction/Location

Hawkrigg Lodge is 2-bedroom cottage, situated at Hawkrigg Farm on the outskirts of the market town of Wigton. Set in a peaceful rural location, the property enjoys stunning views of the surrounding countryside.

This accommodation comprises a kitchen, bathroom, living room, porch, sitting room and two good sized double bedrooms. The property is located in a highly desirable area being on the outskirts of the market town of Wigton, with shops, leisure and educational facilities 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 cottage is offered unfurnished and neutrally decorated throughout. It benefits from a spacious garden and a garage providing ample parking.

The property briefly comprises:

Kitchen. 2.4m x 3.04m

Back door into the kitchen, fitted base and wall units with a sink.



Bathroom. 1.85m x 3.11m

WC, sink and a bath with an overhead electric shower.

Living Room. 3.5m x 3.9m

Open fire with stone heath and wooden mantel. Fitted cupboards.

Porch. 1.3m x 1.3m

Front door.

Hallway. 1m x 1.9m

Spacious storage cupboard with shelves. Loft hatch.

Double Bedroom. 3.1m x 3.9m

Double Bedroom. 3.3m x 3.5m

Sitting Room. 4.5m x 3.8m



External

The property benefits from a spacious enclosed garden, a garage with car space and storage facilities, a coal store and an outdoor storage shed.



Services

The property is double glazed throughout and is serviced by a mains water and electrical supply. Heating is provided from an oil central heating system, the oil tank is to the rear of the property in the garden.

Council Tax

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

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

Energy Performance Certificates (EPC)

A snapshot of the EPC can be seen below.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Rent & Deposit

Rent at £700.00 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 July 2025.



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