



The Tower, Ingmire Hall
Sedbergh, Cumbria, LA10 5HR

Cobble Country
Dales & lakes
Town & Country Property Agents Est. 1992

The Tower, Ingmire Hall, Sedbergh, Cumbria, LA10 5HR Monthly rent £850



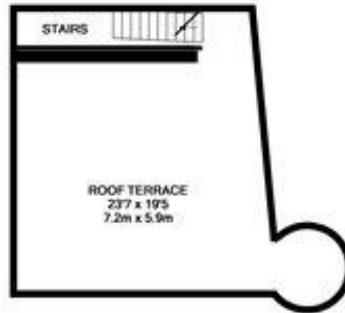
GROUND FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 595 SQ.FT.
(55.3 SQ.M.)



ROOF TERRACE
APPROX. FLOOR
AREA 348 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1924 SQ.FT. (178.7 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Description

Ingmire Hall is a 16th Century house built around the remains of a pele tower. For most of its long History the Otway family owned it. The mansion was enlarged in the early C19, extended in about 1900, partially destroyed by fire in the 1920s and recently lovingly and carefully restored by the current owners to provide 13 unique homes of charm, grace and quality. The Tower as its name suggests it was created in the turreted Tower section of the hall, a genuine castellated country retreat.

Tenant Liabilities

The tenant is liable to pay the electricity, gas, water rates, telephone charges, contents insurance and the council tax.

Application

A non-refundable fee of £120.00 (Inc. VAT) is payable with your application to cover costs of referencing. If your application is successful, then you are required to pay a deposit for the property equal to one month's rent which will be held by the Deposit Protection Service against the cost of repair or replacement of landlord's fixtures and fittings, furniture, decoration or any outstanding rent payments.

Tenancy

The initial lease will be a six month term. No pets and no smoking.

Services

Mains electricity, water, private gas and drainage.

Council Tax Band

We are advised that the property is currently in Band E.

Directions

From the middle of town by the church, drop down the hill, over the mini roundabout and follow up the small hill. The cottage is on the left.

Cobble Country wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. Cobble Country, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Cobble Country has any authority to make or give any representation of warranty in relation to this property.

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VIEWINGS: Viewings are strictly by arrangement with the sole agent:

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