

Ghyll Farm Barn, Cautley Road, Sedbergh, Cumbria, LA10 5LJ

Cobble Country
Dales & Lakes

Town & Country Property Agents Est. 1992

RENT: £850 pcm



Set just on the outskirts of the Town of Sedbergh, Ghyll Farm Barn benefits from an attached barn ideal for storage. There is ample private parking to the front of the property and south facing patio area

Internally the properties layout is over many split levels, providing a very spacious feel throughout. It comprises of an entrance hall, utility room, lounge with stove on a flagged hearth with tiled surround.

The first double bedroom is located on the ground floor with built in wardrobes. The kitchen and conservatory are located on the next level. The kitchen has a range of wall and base wooden cream units, a double Belfast sink with complimentary black granite worktop and wooden worktop.

The master bedroom benefits from an ensuite with shower room. There is a third double bedroom and family bathroom.

This property has many quaint features, is fully double glazed throughout and centrally heated.

DIRECTIONS: From Sedbergh Town centre travel East on the A683. Barely half a mile from Town take the first lane on the left hand side (before the River bridge). Continue straight up this lane and the property is at the top, about half a mile.

VIEWINGS: Viewings are strictly by arrangement with the sole agent: Tel: 015396 21000

Cobble Country, 59 Main Street, Sedbergh, Cumbria. LA10 5AB Email: lettings@cobblecountry.co.uk Web: www.cobblecountry.co.uk

TENANT LIABILITIES

The rent is to be paid monthly in advance by standing order. The tenant is liable to pay all the utility bills and local taxes i.e. electricity, gas, oil, water, telephone charges, council tax. The tenant is also responsible for the insurance of their own contents.

APPLICATION

If you would like to apply for the tenancy of this property you are required to pay an administration fee of £120 (£100 plus VAT) to cover our costs of obtaining references and preparing the tenancy agreement. This is not refundable even if your application is declined or if you withdraw your application.

DEPOSIT

You are required to pay a deposit for the property of one months rent which will be held by the Deposit Protection Service. This may be used at the end of your tenancy 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 for a fixed term of six months. At the Landlord's discretion you may then be offered another fixed term tenancy or a periodic tenancy.

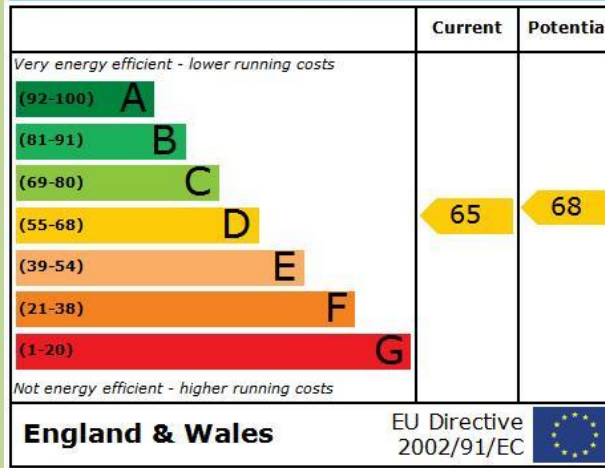
SERVICES

Mains water and electricity, private drainage and Oil heating.

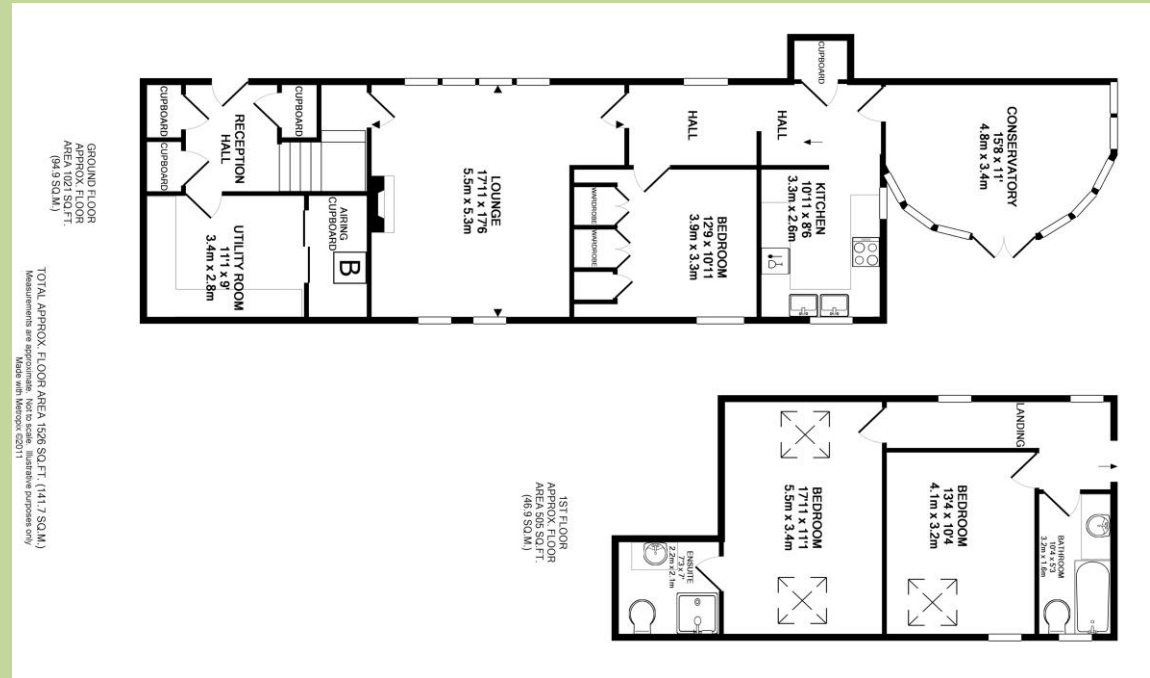
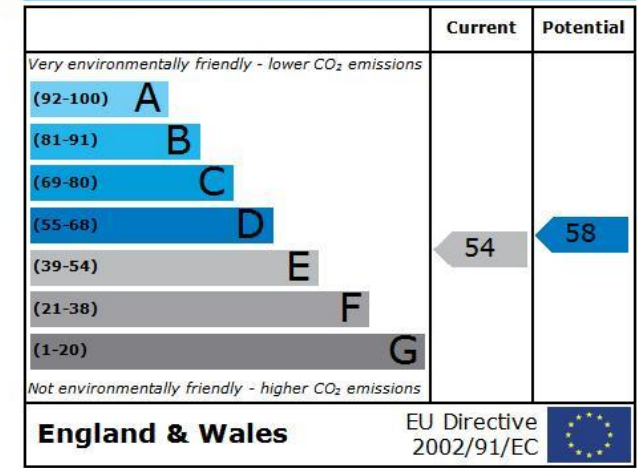
COUNCIL TAX BAND

We are advised that the property is currently in Band D

Energy Efficiency Rating



Environmental (CO₂) Impact Rating



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.