

Cobble Country Property



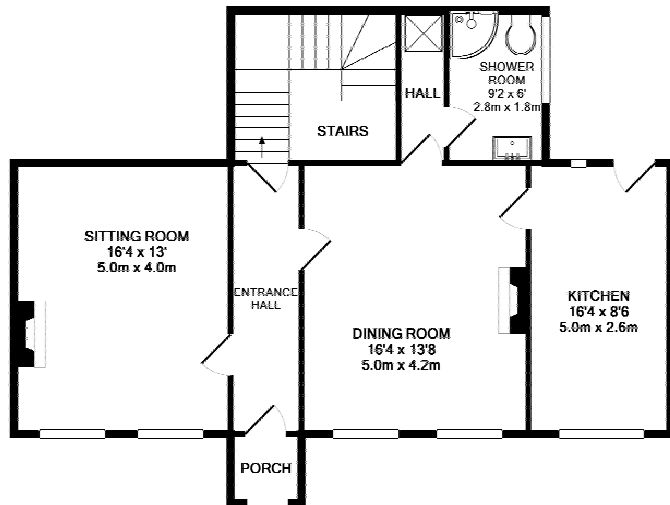
The Oaks, High Oaks, Marthwaite, Sedbergh

The Oaks, High Oaks, Marthwaite, Sedbergh, LA10 5ER

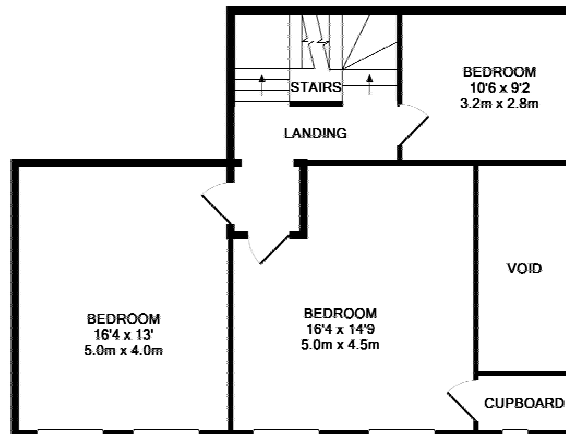
A beautiful Grade II listed detached house available to rent. Set in a peaceful hamlet location this property offers a little piece of history and a fascinating family home. The property benefits from three double bedrooms with beautiful beams and original wooden floors and two bathrooms, one with a large double ended roll top bath and tiled floor. The two spacious reception rooms both benefit from large woodburning stoves and original windows.

Outside on three sides of the property is a cottage garden with views out towards the Howgill Fells.

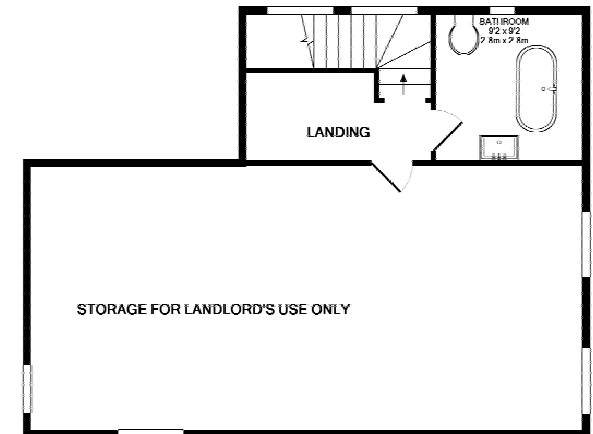
Unfurnished £795pcm



GROUND FLOOR
APPROX. FLOOR
AREA 836 SQ.FT.
(77.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 719 SQ.FT.
(66.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 738 SQ.FT.
(68.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 2293 SQ.FT. (213.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Directions: Head out of Sedbergh, past Close's Garage and immediately turn left towards Kirkby Lonsdale. Continue for approximately one mile until you reach a T-junction that continues round to the left. Turn right at this junction then (with caution) take the second turning on the right, which leads down a very narrow country lane.

Services: Electricity, mains water, oil fired central heating, private drainage

Council Tax: Band F

Viewings: By arrangement with Cobble Country Property only. Tel: 015396 21000 Fax: 015396 21710
E-mail: cobblesedbergh@yahoo.co.uk

Tenant Liabilities

The tenant is liable to pay all services: oil, water, electricity, telephone charges, contents insurance and the council tax.

Application

If you would like to apply for the tenancy of this property you are required to pay an administration fee of £75.00 (plus VAT) to cover our costs of obtaining references and preparing the tenancy agreement. You may need to pay for a bank fee in addition to this.

If your application is successful, then you are required to pay a deposit for the property which will be held by the Deposit Protection Service against the cost of repair or replacement of landlords 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.

DISCLAIMER

The use of photographs for this publication are for your information only. All information included within the details have been given by the owner and it is also not to be assumed that there is proof of this information or documents to support it and that enquiries should be independently made. None of the services, appliances or equipment mentioned has been checked by Cobble Country Property to ascertain if they are in working order. No responsibility can be accepted for loss or expense incurred in viewing or in the event of any property being let or withdrawn. All negotiations must be conducted through the agency of Cobble Country Property.

