

# Cobble Country Property



High Bendrigg, Old Hutton, Killington, LA8 0NP

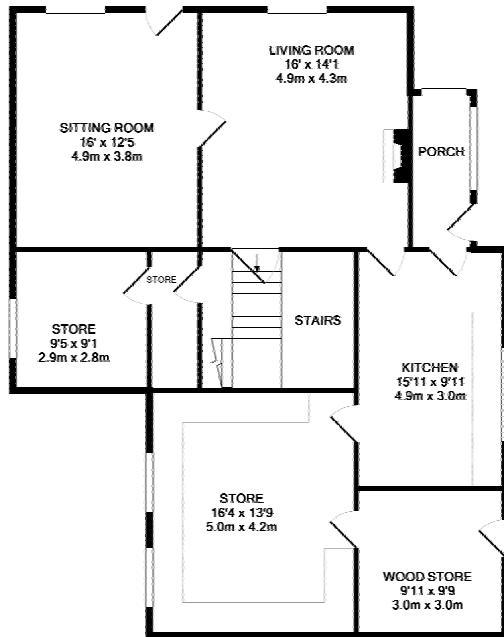
## High Bendrigg, Old Hutton, Killington, LA8 0NP

A large 4 bedroom farm house set in a rural location surrounded by spectacular scenery. The accommodation briefly comprises of lounge with woodburning stove, reception/dining room, kitchen, family bathroom. The property benefits from three double bedrooms and one very large master bedroom.

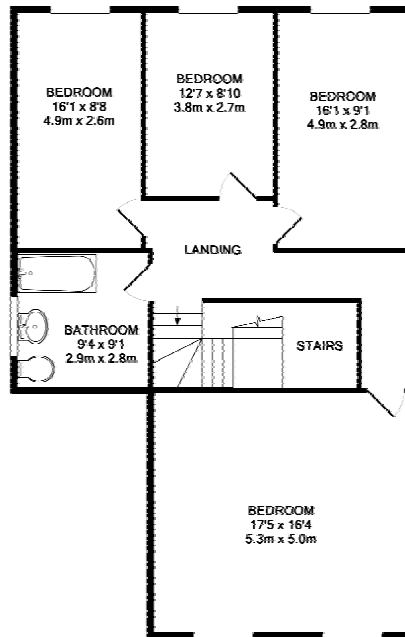
There is extensive storage space in the form of a large pantry, woodstore and external utility room. Outside is a large south facing garden with lovely views over the fields and a wooded area to the side of the house. In the yard is ample parking space and a small outhouse open on one side which is suitable for parking as well.

The property is available immediately  
Unfurnished £625 pcm





GROUND FLOOR  
APPROX. FLOOR  
AREA 1163 SQ.FT.  
(108.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 985 SQ.FT.  
(91.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 2119 SQ.FT. (196.9 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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**Directions:** From Sedbergh, head towards Kendal on the A684. Before reaching the M6 motorway take the left turning for Old Hutton and Killington reservoir. Continue until you reach the junction with reservoir road. Turn right and follow this road until you reach Low Bendrigg Farm. Take a sharp left turn at the bottom of the hill and continue on this road, the next farm is High Bendrigg. The property is through the farmyard on your right.

**Services:** Private water from spring, Mains Electricity, Drainage, Oil fired Central Heating  
**Council Tax:** Band E

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

**Tenant Liabilities**

The tenant is liable to pay all services: oil, 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 independantly 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	42
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		33	35
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		