

SMEATONS

Residential & Commercial Property Agents, Chartered Surveyors, Valuers & Auctioneers

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BLINDCRAKE

CUMBRIA

To Let Fully Furnished

2 GRANARY COTTAGES
A Two/Three Bedroom Cottage with Parking



A rare opportunity to rent an extremely well appointed cottage in a rural location within the Lake District National Park and Conservation Area. The property is close to Cockermouth and within the Cockermouth School Catchment area, has double glazing, oil fired central heating, modern kitchen/laundry appliances and is well furnished, carpeted and decorated.

Rent: £465.00 pcm inc water

Deposit: £445.00

Admin Fee: £58.75

No Pets.

No Smokers.

No DSS.

VIEWINGS: By appointment with the Agent.

Smeatons for themselves and the valuers of this property whose agents they are given notice that:

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the Part of Smeatons or the vendor.
3. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendor does not make or give, and neither Smeatons nor any person in their employment has any authority to make of give, any representation or warranty whatever in relationship to this property. 6. No responsibility can be accepted for loss of expense incurred in viewing or in the event of any property being sold, let or withdrawn.

2 Granary Cottages, Blindcrake

THE ACCOMMODATION COMPRISES:

Ground Floor

Entrance

By way of wooden door with opaque glazed panel into

Dining Kitchen

12'9" x 11'9" (3.89m x 3.57m). With double glazed window to rear and two small double glazed windows to front. Double radiator, range of fitted floor and wall mounted pine fronted kitchen units with laminate work surfaces and tiled splash backs. Single stainless steel sink and drainer with chrome mixer taps. Electric cooker point with extractor hood over. Refrigerator, automatic washing machine and tumble dryer. Floor standing oil central heating boiler, exposed ceiling beams, various electrical points. Pine door to inner hallway opening into lounge with doors from inner hallway to



WC

With opaque double glazed window to front, single radiator, WC and wash basin with tiled splash back in white, recessed ceiling spotlight and ceiling mounted extractor fan. Door to under stairs storage cupboard.

Lounge

12'11" x 11'4" (3.93m x 3.45m). With double glazed windows to front and rear, double radiator. Feature fireplace with wooden surround and electric stove type coal effect fire. TV point, alcove book shelving, exposed ceiling beams. External wooden door with opaque double glazed panel to shared shillied car parking area for Cottages 1 and 2 at the front of the properties.



From the lounge a pine balustrade staircase with double glazed window to front, leads to

2 Granary Cottages, Blindcrake

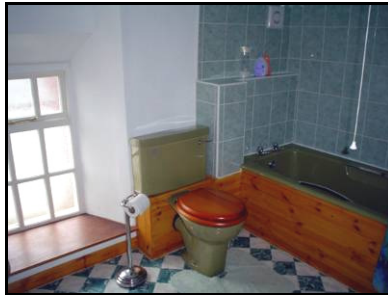
First Floor:

Landing With doors to

Bedroom 1 12'10" x 9'4" (3.91m x 2.84m). With windows to front and rear, single radiator and exposed ceiling beams.



Bathroom 9'1" x 5'9" (2.77m x 1.76m). With opaque double glazed window to front, heated chrome towel rail. Three piece suite including pine panelled bath with electric shower over. Tiling to bath/shower area and tiled splash back to pedestal wash basin. Wall mounted electric shaver socket, exposed ceiling beams. Wall mounted extractor fan.



Bedroom 2 12'9" x 9'3" (3.88m x 2.81m). With double glazed windows to front and rear, double glazed roof Velux window, single radiator, exposed ceiling beams and wooden door to



2 Granary Cottages, Blindcrake

Upstairs Lounge/ Bedroom 3

14' x 9'10" (4.26m x 3.00m). With double glazed windows to front and rear, double radiator. Stripped stained and polished pine floor and exposed ceiling beams.



OUTSIDE:

To the Front: There is a large shillied area which is used for parking and stone patio area with wooden picnic table.

AGENT'S NOTE: This property is within the National Park and a Conservation Area. There is an additional charge of £15 per calendar month for water.

SERVICES: Mains water, electricity and drainage.

DIRECTIONS: Travelling from Cockermouth towards Carlisle, turn right at the signpost for Redmaine and Blindcrake, follow the road through Redmaine and Blindcrake to the far end of the village, where the property is on the left hand side with a sign for High Farm.

www.smeatons-uk.com