

# SMEATONS

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

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**SETMURTHY**

**CUMBRIA**

## To Let UNFURNISHED

**2 How Dyke Cottages, Setmurthy  
Two Bedroom Cottage**



**Rent: £375 pcm**

**Deposit: £375**

**Admin Fee: £75 pp + VAT**

**Pets accepted**

**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.
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Set in an extremely private location with long distance fell views from the front elevation, a charming two bedroom cottage with lots of character features. The property briefly comprises, lounge, kitchen, ground floor bathroom and two first floor bedrooms.

Internal viewing is essential to fully appreciate the location and character of this period property which is well located for easy access for Cockermouth and Keswick as well as the nearby lakes and North Western fells.

**ENTRANCE:** By way of timber door to

**HALLWAY:** Having storage heater, under stairs storage and door to

**LOUNGE:** 16' x 10'1" (4.8m x 3m). With open fire in tiled grate and alcove shelving.

**KITCHEN:** 10' x 9'9" (3m x 2.9m). With butlers sink, laminate work surface, original alcove cupboards, electric cooker and plumbing for automatic washing machine.

**BATHROOM:** Cream suite comprising, WC, corner wash hand basin, panelled bath with 'Vantage' electric shower over.

From the hallway, staircase with half landing and window leads to

**BEDROOM 1:** 19'8" x 10'8" (6m x 3,2m). Original cast iron fireplace and electric oil filled radiator.

**BEDROOM 2:** 13'3" x 10'4" (4m x 3.1m). Original cast iron fireplace with hanging grate, wash hand basin and hanging space.



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