

SMEATONS

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

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COCKERMOUTH

CUMBRIA

To Let unfurnished

**3 How Dyke Cottage, Setmurthy
The Four Bedroom End Terraced Cottage**



Set in an extremely private location with long distance fell views from the front elevation, a charming four bedroom end terraced cottage with lots of character features including an oak court cupboard dating from 1692. The property has been totally re-decorated, has electric storage heating and briefly comprises, lounge, sitting room, dining kitchen, ground floor shower room and bathroom and four 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 both Cockermouth and Keswick as well as the nearby lakes and North Western fells.

Rent: £500 pcm

Deposit: £500

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.
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can be accepted for loss of expense incurred in viewing or in the event of any property being sold, let or withdrawn.

ENTRANCE: By wooden front door into

ENTRANCE HALL: Leading directly into

LOUNGE: 14'8" max x 17'10" max (4.47m max x 5.43m max). With window to front giving long distance fell views, opaque window to side and internal window to kitchen, wall mounted electric storage heater, recessed fireplace with stone hearth and surround, exposed ceiling beams, TV point, in-built oak court cupboard (dating from 1692) and door to

SITTING/DINING ROOM: 14'7" x 10'4" max (4.45m x 3.15m max). With window to front, stone flagged floor, open fire grate on raised stone hearth with stone surround and copper canopy, exposed ceiling beams, telephone and TV points.

From the lounge a door leads to an inner hallway having coat hooks, smoke detector, door to under stairs storage cupboard with stone sconce and further doors off inner hallway leading to

DINING/KITCHEN: 13'2" max x 10'6" max (4.02m max x 3.22m max). With multi paned window to rear, internal window giving borrowed light from lounge, kitchen base unit with single stainless steel sink and drainer and tile splash back, wall units and open shelving, electric cooker point, various electric sockets and plumbing for automatic washing machine, door to shelved pantry cupboard and external door with glazed panel to rear.

Further doors open off the inner hallway to

SHOWER ROOM: 6' x 4'4" (1.85m x 1.34m). With walk in tiled shower cubicle with electric shower, WC and small wash basin in white with tile splash back, electric shaver socket and wall mounted electric radiant heater.

BATHROOM: 7'7" x 6'11" (2.33m x 2.11m). With window to rear with slate window ledge, three piece suite in white including panelled bath with tile surround, wall mounted electric fan heater.

A stone staircase leads off the inner hallway by way of a half landing, with window to rear, exposed ceiling beams and further balustraded stairs to a balustraded first floor landing with doors to

BEDROOM 1: 17'10" max x 14'7" (5.45m max x 4.46m). With sash window to front giving long distance fell views, electric storage heater, painted stone fire surround with grate inset to chimney breast, exposed ceiling beam and window lintel, hatch to loft area.

BEDROOM 2: 13'7" max x 12'6" to under eaves (4.15m max x 3.81m to under eaves). With window to side and exposed ceiling beams.

BEDROOM 3: 14'9" x 9'3" max (4.51m x 2.84m max). With window to front with exposed wooden lintel.

BEDROOM 4: 12'2" to under eaves x 7'2" max. With double glazed roof Velux window, exposed ceiling beams and door to airing cupboard with lagged water cylinder and storage shelving.

OUTSIDE: To the front of the property is a shillied parking and turning area serving the three How Dyke cottages and the main dwelling. To the immediate front of this property are flower beds and there is also a small yard area to the rear.

SERVICES: Mains water and electric. Septic tank.

DIRECTIONS: From Smeatons Cockermouth office turn right along Main Street, continue up Castlegate and take a left hand turn into Ise Road and continue along this road for 4.5miles. At the sign post for St Barnaby's Church Setmurthy, turn right uphill where the property can be found from the first driveway on the left hand side.

AGENTS NOTE: The property has been completely re-decorated in neutral colours adding to the charm of this period property.



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