HUNTERS®

HERE TO GET *you* THERE



Gardener's Cottage, Kirkhouse

Brampton, CA8 1JR

£1,000 Per Calendar Month
Deposit £1,153

3 1 null E

- Three bed terraced cottage
- Kitchen diner
- Ground floor bathroom
- Oil fired central heating
- EPC E, Council Tax C
- Rural hamlet, 3 miles to Brampton
- Living room
- Large drive, in a courtyard setting
- Double glazing
- Deposit £1153 Holding Deposit £230 Rent PCM £1000

Kirkhouse

Brampton, CA8 1JR

£1,000 Per Calendar Month







This 3-bedroom terraced cottage is delightful and located in a rural setting in the hamlet of Kirkhouse which is to be found on the fringes of the village of Hallbankgate.

Local amenities are available at Brampton just 3 miles away and rolling countrywide surrounds you. The house sits in a courtyard with two other properties all with pretty stone facings and Gardeners Cottage has the benefit of a large hard standing area with plenty of space to park cars.

The accommodation is light and spacious and comprises of a dining kitchen with newly installed units and appliances, a ground floor bathroom, a generous sized living room complete with a feature stone fireplace (decorative only), while upstairs you will find three bedrooms, two of which are doubles.

There is central heating provided by an oil fired system and double glazing.

Outside there is minimal maintenance to be done with most of the space given to hard landscaping, but there are planted borders and a metal shed for storage.

A five-bar gate can be closed to secure the outside area but there is a pedestrian access over parts of the driveway. This means the property is not suitable for renters with dogs, in particularly as there is a working farms adjacent to the courtyard.

Tenancy & Compliance Information:

The property will be offered on a periodic assured tenancy. The successful applicant will be provided with the required written tenancy information, including rent, deposit, landlord/agent details, repair responsibilities, and any tenant bill responsibilities, together with the official Renters' Rights Act Information Sheet 2026. Deposit protection will be arranged in accordance with current legislation.

Dining Kitchen

14'10" x 10'1" (4.52 x 3.07)

On entering the property you walk into the dining kitchen which has been refitted with a range of units at base and wall level and with contrasting worksurfaces over. Integral appliances include an electric oven and hob with an extractor fan over, a washing machine, and a stainless steel sink and drainer. The oil boiler is located in this room and there is plenty of space for a large dining table and chairs.

Bathroom

Locate off a small inner hall separating it from the kitchen and comprising of a three piece suite with WC, pedestal wash-hand basin, and bath with electric shower over. There is chrome towel rail and a wall mounted electric fan heater,

Living Room

14'5" x 14'4" (4.4 x 4.37)

A wonderful big room with the central feature being the large stone built fireplace which is now decorative only. A large window overlooks the courtyard and provides plenty of natural light and there is an external door leading outside. With exposed beams on the ceiling and plenty of space for a three-piece suite.

First Floor

Landing

Bedroom 1

15'10" x 10'11" (4.83 x 3.33)

A good sized double room with windows to two elevations. There is an airing cupboard containing the hot-water-cylinder and hanging space. There is also a range of free standing wardrobes.

Bedroom 2

14'11" x 7'4" (4.57m x 2.26m)

The second double bedroom, this one with windows to opposing elevations.

Bedroom 3

11'6" x 7'4" (3.53m x 2.24m)

A single bedroom or perhaps ideal as a home office and with a window to the rear elevation looking over the rear country lane.

Outside

Through a five-bar gate, there is a large area for parking several vehicles. There are areas with raised planted borders and there is a metal shed for storage. Part of the driveway is required for pedestrian access to the two neighbouring properties.

Please Note

The property has a septic tank, is heated via an oil fired burner and double glazed throughout.

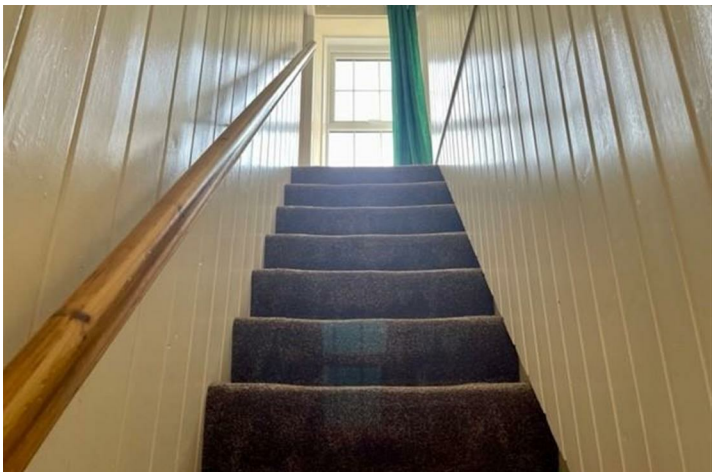





GARDENERS
COTTAGE





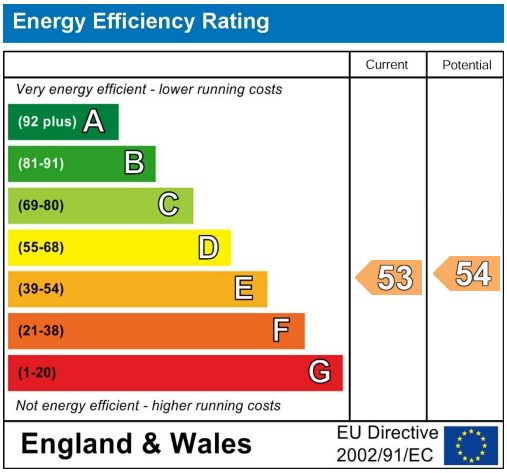


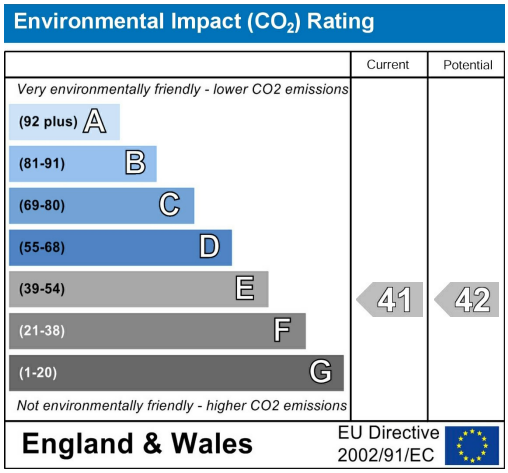







Energy Efficiency Graph





Viewing

Please contact our Hunters Carlisle Lettings Office on 01228 580913 if you wish to arrange a viewing appointment for this property or require further information.

Road Map

Hybrid Map







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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman