



## Hay Close Cottage, Calthwaite

Penrith, CA11 9PX

£750 Per Calendar Month  
Deposit £865.00



- Three Bedroom Cottage within a Farm Courtyard
- Living Room and Kitchen Dining Room
- Rear Garden and Off Road Parking
- Heating and Water Included in Rent
- Pets Considered / No Smokers
- Located on the outskirts of Calthwaite
- Three Bedrooms and Family Bathroom Upstairs
- To Let Unfurnished
- EPC - E

# Calthwaite

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This three bedroom cottage is situated within a working farm courtyard, on the outskirts of the village of Calthwaite. The unfurnished cottage boasts beautiful views over the fells and is well presented throughout, ready for a new tenant to move straight in.

The accommodation briefly comprises hallway, living room and kitchen dining room to the ground floor with a landing, three bedrooms and family bathroom on the first floor. Externally the property has off road parking and small courtyard to the front with an enclosed rear garden with out store with great views over the fells. Double glazing throughout. The rent includes the heating and water bills as these are linked to the next door property. Unfurnished, Pets Considered, No Smokers. EPC - E and Council Tax Band - C.

The cottage is located on the outskirts of Calthwaite within a working farm courtyard. Calthwaite is situated conveniently between Penrith and Carlisle. The village has a thriving community with a public house and sought after primary school, with the added benefit of being within catchment for Queen Elizabeth Grammar School in Penrith. Access to the M6 J41 within 10 minutes and Penrith train station within 25 minutes which offers high speed rail links both North and South.

### Entrance Hall

Entrance door from the front with stairs to the first floor. Doors to the living room and kitchen dining room. Double glazed window and radiator.

### Living Room

15'0" x 11'2" (4.57 x 3.4)

Multi-Fuel Stove within the fireplace, radiator, double glazed window to the front and double glazed door to the rear garden.

### Kitchen/Dining Room

11'3" x 10'1" (3.43 x 3.07)

Fitted kitchen with base and wall units with worksurfaces and tiled splashback above. Integrated electric cooker, space/plumbing for washing machine, space for fridge freezer. One bowl stainless steel sink with drainer. Two double glazed windows. Under stairs storage cupboard.

### Bedroom One

15'2" x 10'7" (4.62 x 3.23)

Two double glazed windows and radiator.

### Bedroom Two

11'9" x 8'10" (3.58 x 2.7)

Double glazed window, radiator and storage cupboard.

### Bedroom Three

11'10" x 7'5" (3.6 x 2.26)

Double glazed window, radiator and storage cupboard.

### Bathroom

White three piece suite comprising bath with electric shower over, wash hand basin and WC. Heated towel rail, obscured double glazed window and cupboard housing water tank.

### EXTERNAL

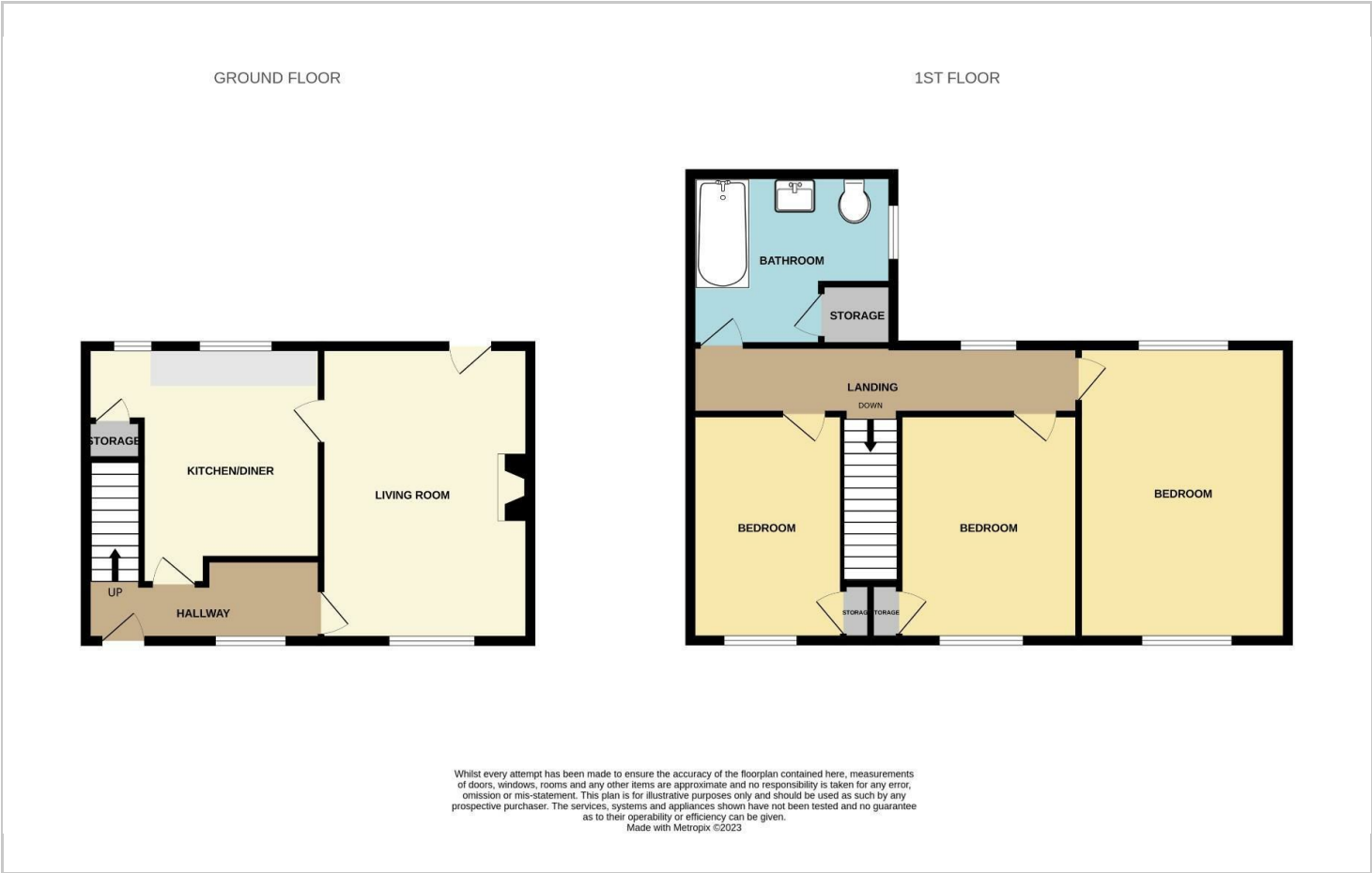
At the front of the property there is off road parking and a small enclosed front garden. Side access to the rear garden. The rear garden is enclosed, predominantly lawn with the benefit of an outdoor store.

### What3Words

For the location of this property please visit the What3Words App and enter - mango.analogy.same



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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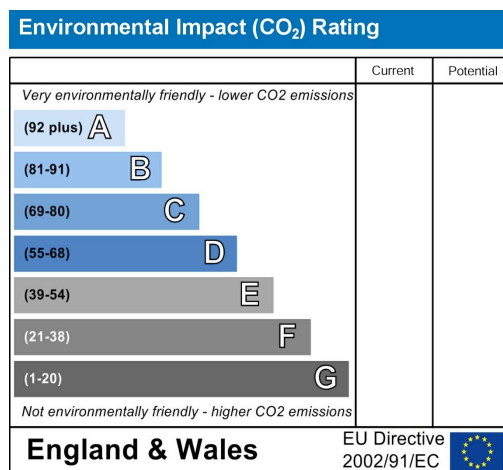
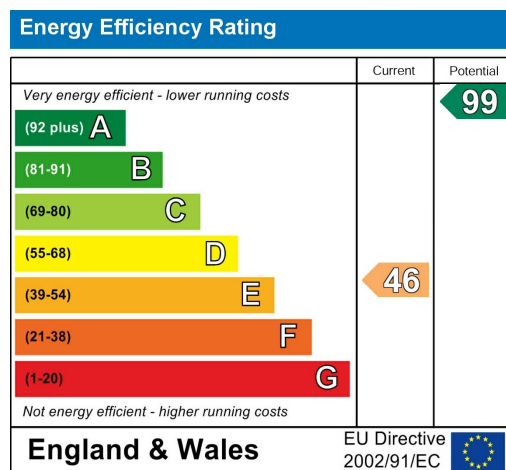








## Energy Efficiency Graph

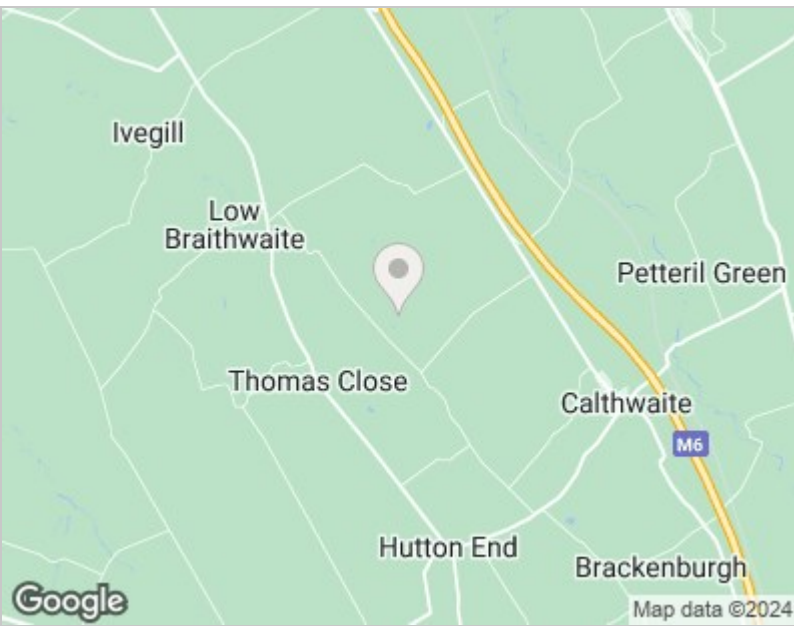


## Viewing

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





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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