

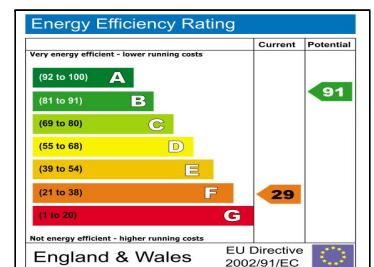
Rent : £795.00 PCM

## Church Cottage, Brathay, Ambleside, LA22 0HS



### Description:

This traditional stone built 2 bedroom cottage is set in the beautiful grounds of Brathay Church. The property has a mix of traditional and modern features. Accommodation comprises of lounge with wood burning stove, kitchen, 2 double bedrooms, utility room, bathroom with shower. There is off road parking for one car in front of the property. SLDC band E. EPC rated E. Pets by consent (no enclosed outdoor space). No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion. A Holding Deposit of £183, equivalent to one weeks rent, will be payable upon application, and before references are sought. Subject to satisfactory references and before the commencement of a tenancy, a Tenancy Deposit of £915, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit). Available NOW.



### Directions:

From Kendal town centre, follow signs for Windermere/A591. At Windermere, proceed along the A591 towards Ambleside. When you reach Clappersgate turn left towards Hawkshead. Bear right at Bog lane (first turning on right next to river). The property is on the Church grounds.