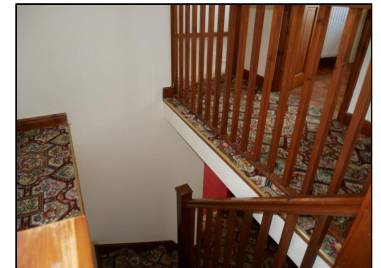


Rent : £830.00 PCM

Kitchen Ghyll Cottage, The Greens, Lambrigg, Kendal, Cumbria, L



Description:

A delightful semi-detached barn conversion situated in a rural location with stunning views to open countryside. The accommodation layout is 'upside down' to take advantage of the stunning views and offers utility room, lounge, kitchen, family bathroom, three double bedrooms one with en-suite shower room. Oil fired central heating, ample driveway parking and garage. The house, whilst enjoying a rural location, is only a 5 minute drive from Kendal and 10 minutes from Oxenholme Station. Council Tax Band D. RENT TO INCLUDE WATER SERVICE CHARGES. SLDC band D . EPC rated D. Pets by consent. No smokers. Applicants in receipt of housing allowance will be considered with a guarantor, at the landlords discretion.

A Holding Deposit of £191, 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 £955, equivalent to five weeks rent, will be payable (the Holding Deposit will form part of the Tenancy Deposit) Available

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
66	87	55	77

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Directions:

Leave Kendal on the A685 towards Grayrigg. After approx 4 miles turn right (just after passing over the 2nd railway bridge, on a sharp left hand turn), sign posted to Lambrigg and Docker. At the fork in the road bear left at Docker Hall farm, pass the viaduct on the left and climb uphill, pass Cross Houses farm on the left, after 1/2 mile (approx) turn right to Kiln Head farm (Opposite Tod Thorn passing an 'unsuitable for heavy good vehicles' sign and neighbourhood watch sign) through the trees and on the left after The Greens is Kitchen Gill.