

£800 pcm



Armitstead  
Barnett

Gawthrop, Sedbergh, Cumbria, LA10 5TA





Gawthrop  
Sedbergh  
Cumbria  
LA10 5TA

**£800 per calendar month**

- Traditional Grade II listed character cottage providing spacious accommodation throughout
- Attached barn and parking
- Sought-after village location
- Superb views and surroundings
- Tenancy subject to local connection condition
- Available immediately



2



1



Comprising a recently upgraded Grade II listed 2-bedroom stone cottage this delightful property provides a blend of traditional character with excellent living accommodation. Situated within the picturesque, rural village of Gawthrop the property is easily accessible to the larger market towns of Sedbergh which is situated to the north west, and Kirkby Lonsdale to the south which offer excellent amenities for everyday living.



Internally the property has recently undergone modernisation and now offers a spacious property. The accommodation comprises front entrance porch with window to the side elevation opening into a living room. Being a room of generous proportions the living room has windows to three elevations and has a feature wood burning stove inset to a fireplace with a timber surround to one wall. The living room is finished with beams to the ceiling and stone window surround. Beyond is the kitchen area with a range of wall and base mounted units and space for kitchen appliances, with dual windows benefiting from an outlook towards the rear of the property, enjoying superb views. To complete the ground floor accommodation is a practical and useful utility area with personal access door leading to the rear and base units providing storage together with a sink unit, point for washing machine and floor mounted boiler.



The first floor provides two double bedrooms with an outlook to the front elevation, with a sizeable storage space off the landing area and a good sized three piece bathroom suite comprising bath with shower over, WC and wash hand basin.

Externally there is a low maintenance garden area predominately laid to patio enjoying stunning views to the rear and off-road parking for two vehicles. There is also the attached stone barn, with separate store area, making an ideal space for storage or hobbies room.



In order to comply with the Charity (Landlord's) criteria for the property all tenants must live or work in Dentedale and / or have a family connection to the area to make them suitable. Any interested parties looking to acquire the property will need to meet this requirement.





### General Remarks

**Services:** The property has the benefit of mains water and mains electricity available and connected. Heating is via an oil fired system. Drainage is via a private septic tank.

**Please note:** The Tenant is responsible for all services connected to the property including all charges for water and sewerage, oil, electric, Council Tax, telephone and all other services consumed at the property for the full commencement of the Tenancy.

**Local Authority:** Westmorland and Furness Council

**Council Tax:** Band D

**Viewings:** Viewings are strictly by appointment with the sole letting agents. Please note that any interested parties must comply with the local connection condition and further details are available from the letting agents.

**Tenancy Terms:** The property will be let on an Assured Shorthold Tenancy agreement for an initial term of 6 months.

**References:** All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

**Tenants Costs:** Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If at any time during that period you decide not to proceed with the tenancy, your holding deposit will be returned, if the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However If during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett.

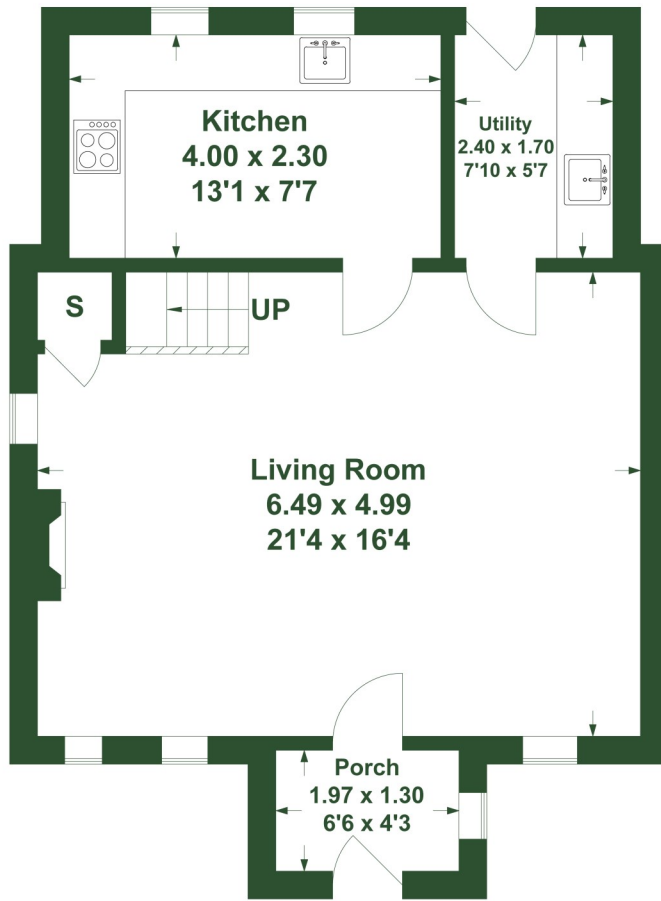
Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

**Rent and deposit:** One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date.

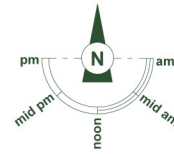
### Subject to contract

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

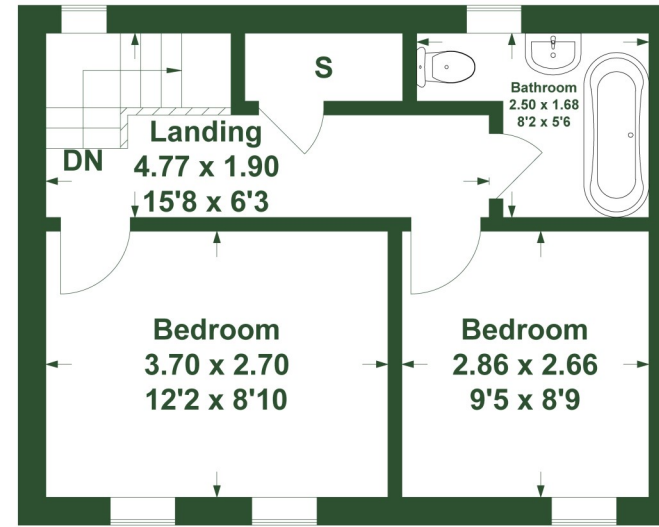
Approximate Gross Internal Area : 82.53 sq m / 889 sq ft



Ground Floor



This floorplan is for illustrative purposes only, it is not drawn to scale. Any measurements/ floor areas (including any total floor area) and orientation are approximate. Produced by Lens-Media



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out to the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract



@Armitstead\_Barn



ArmitsteadBarnett

abarnett.co.uk



### **North Lancashire**

Market Place, Garstang,  
Lancashire PR3 1ZA  
**01995 603 180**  
garstang@abarnett.co.uk

### **South Lancashire**

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
**01704 859 995**  
burscough@abarnett.co.uk

### **Cumbria**

Lane Farm, Crooklands,  
Milnthorpe, LA7 7NH  
**01539 751 993**  
cumbria@abarnett.co.uk

### **Ribble Valley**

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
**01200 411 155**  
clitheroe@abarnett.co.uk

# Armitstead Barnett



@Armitstead\_Barn



ArmitsteadBarnett

**abarnett.co.uk**