



Egholme Gate Cottage, Mansergh, Cumbria, LA6 2EU

Rent £1,400 Pcm





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Rent £1,400 Pcm

Security deposit £1,615.38

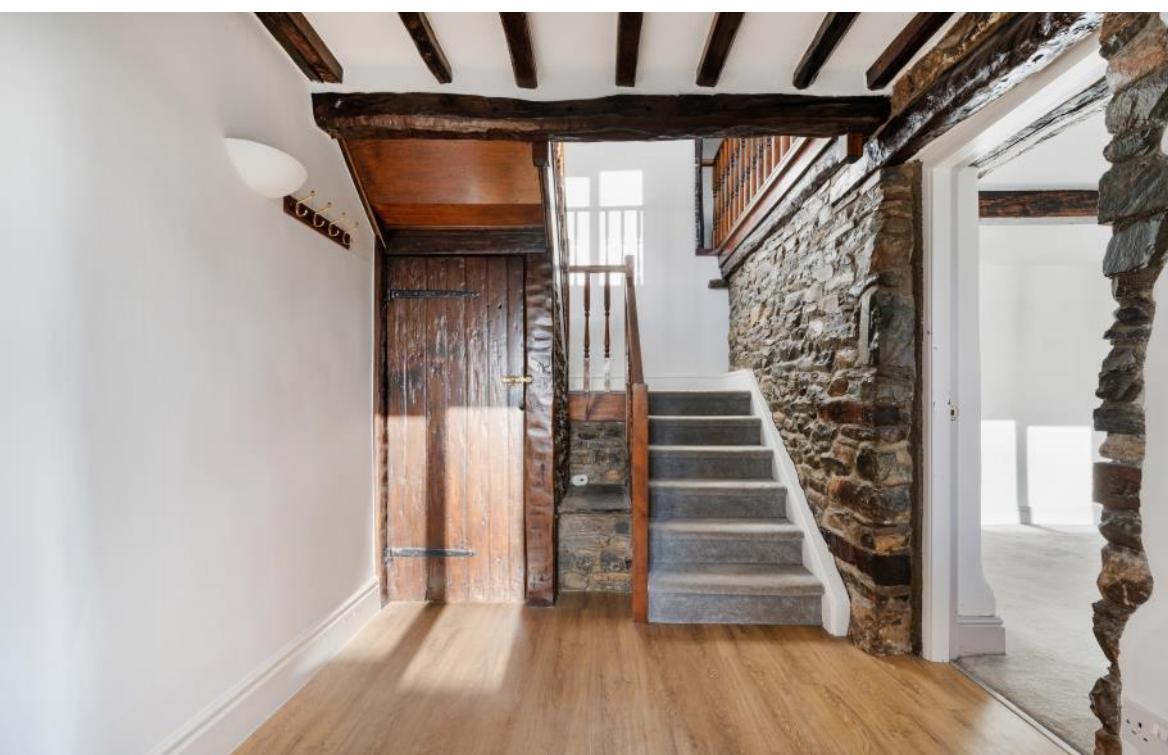


3 Bedrooms



2 Bathroom

- Character cottage property.
- Set within a sought-after rural position with excellent accessibility.
- Offering ample parking, gardens and garaging.
- Available immediately.



A characterful three bedroom stone-built cottage with garage, gardens and exceptional rural views, set in a peaceful yet highly accessible location, close to Kirkby Lonsdale, Sedbergh and Junction 36 of the M6.



Egholme Gate Cottage is an attractive and generously sized traditional cottage property with accommodation over two floors. Set in a rural position, the property enjoys extensive views over rolling countryside. Offering rustic charm and modern living spaces, the property offers a superb family home. Set within the quiet hamlet of Mansergh, the location is known for its peaceful setting and excellent access to the nearby market towns of Sedbergh and Kirkby Lonsdale.

The accommodation comprises of an entrance hallway with WC and cloakroom facilities off, and a breakfast-kitchen space, with a highly appointed modern kitchen. There are two spacious living rooms, both offering character and charm, whilst providing ample natural lighting. A useful utility room completes the ground floor accommodation and is ideal for additional storage. The utility room houses the boiler and UV water filtration system.





The first floor provides an unusually spacious landing with potential to use as a study or reading area. The principal bedroom is an ensuite, with adjoining shower room, whilst the two remaining bedrooms are generous double bedrooms, which share the highly appointed family bathroom, complete with WC, wash hand basin and bath with shower over.

Outside, the property offers beautiful private gardens, which are made up of lawned and patio areas within charming stone wall boundaries. Beyond, there is rolling countryside with open fields and views over the distant fells. The setting and outlook add to the cottage's traditional charm.



## General Remarks

**Services** : Private water supply which passes through a UV filtration system. Mains electricity available and connected; drainage is via a septic tank. Heating is via an oil-fired heating system.

**Parking** : On the driveway for several vehicles.

**Construction Type** : Stone under slate roof.

**Restrictive Covenants** : None known.

**Listed Building** : No.

**Conservation Area / AONB** : The property is located within the Yorkshire Dales National Park.

**Easements, Wayleaves, or Rights of Access** : There are no rights of access, easements or wayleaves affecting the subject property.

**Flooding** : The property has not flooded within the last 5 years.

**Broadband** : We understand that broadband is available within the area, and B4RN is connected to the property.

**What3Words** : [/#promises.lobbed.starlight](#)

**Local Authority** : Westmorland and Furness Council **Council Tax** : Band F

**Viewings** : Viewings are strictly by appointment with the sole selling agents. For the attention of Cathy Fish.

**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: for 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 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 subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

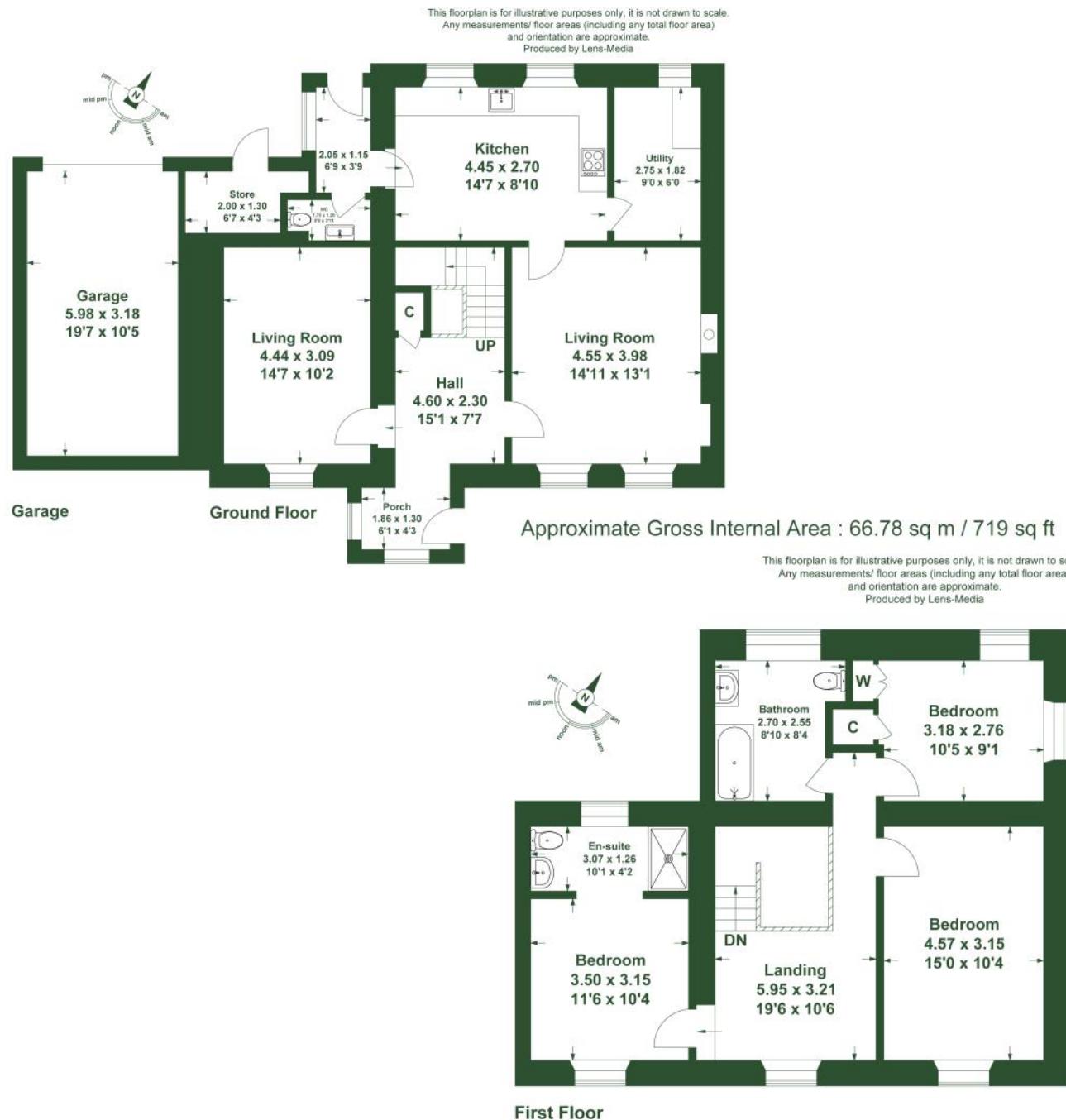
**Rent and deposit** : One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Armitstead Barnett 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.



Approximate Gross Internal Area : 80.66 sq m / 868 sq ft

Garage : 19.01 sq m / 205 sq ft

Total : 99.67 sq m / 1073 sq ft



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 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 and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E		
21-38	F		65 D
1-20	G		



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## North Lancashire

Market Place, Garstang,  
Lancashire PR3 1ZA  
[northlancs@abarnett.co.uk](mailto:northlancs@abarnett.co.uk)  
01995 603 180

## Cumbria

Lane Farm, Crooklands,  
Milnthorpe LA7 7NH  
[cumbria@abarnett.co.uk](mailto:cumbria@abarnett.co.uk)  
01539 751 993

## South Lancashire

59 Liverpool Road North,  
Burscough, Lancashire L40 0SA  
[southlancs@abarnett.co.uk](mailto:southlancs@abarnett.co.uk)  
01704 895 995

## Ribble Valley

5 Church Street, Clitheroe,  
Lancashire BB7 2DD  
[ribblevalley@abarnett.co.uk](mailto:ribblevalley@abarnett.co.uk)  
01200 411 155

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