



Townson Hill Cottage Wood Broughton, Cartmel  
£1,300 pcm





## Townson Hill Cottage Wood Broughton

Cartmel, Grange-Over-Sands

A wonderful versatile semi-detached cottage boasting beautiful countryside and fell views pleasantly located within it's own substantial gardens and grounds in a semi rural location idyllic on the Cartmel Peninsula within the Lake District National Park having fabulous countryside walks from the doorstep. The area is convenient for the historic village of Cartmel where the local amenities include the famous 12th Century Priory, iconic Cartmel racecourse, Michelin starred restaurant L'Enclume and Grange Fell Golf Club. The property is within easy reach of the A590 offering easy access to the M6 and Newby Bridge, where the Swan Hotel is renowned for it's superb restaurant, public bar, gymnasium, relaxing spa and tranquil park on the fringe of Lake Windermere. The location offers fabulous countryside walks, easy access to the rest of the Lakes, Grange-over-Sands and the market towns of both Kendal and Ulverston.

The well proportioned accommodation, which retains a wealth of features including exposed beamwork, fireplaces, stonework and a feature bread oven briefly comprises an impressive entrance hall, sitting room, kitchen diner, two bathrooms, conservatory, utility room and a cloakroom to the ground floor. The first floor offers three bedrooms one with an W.C.

The cottage has well kept gardens with ample driveway parking and a garage.

Council Tax band: E

Tenure: Freehold



## INFORMATION FOR TENANTS

As well as paying the rent you may also be required to make the following permitted payments. Before the tenancy starts - payable to THW Estate Agents Ltd A Holding Deposit - equivalent of 1 weeks rent Deposit - equivalent of five weeks rent During the Tenancy - payable to THW Estate Agents Ltd Payment of up to £50 if you want to change the tenancy agreement Payment of interest for the late payment of rent at a rate of 3% per annum above Bank of England's base rate Payment of up to £75 for the reasonably incurred costs for the loss of keys/security devices Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy Other permitted payments Any other permitted payments, not included above, under the relevant legislation including contractual damages.

## TENANT PROTECTION

THW Estate Agents Ltd is a member of Propertymark Client Money Protection Scheme which is a client money protection scheme and also a member of The Property Ombudsman which is a redress scheme. You can find out more details on the our website or by contacting the us directly.

## HOW TO RENT GUIDE

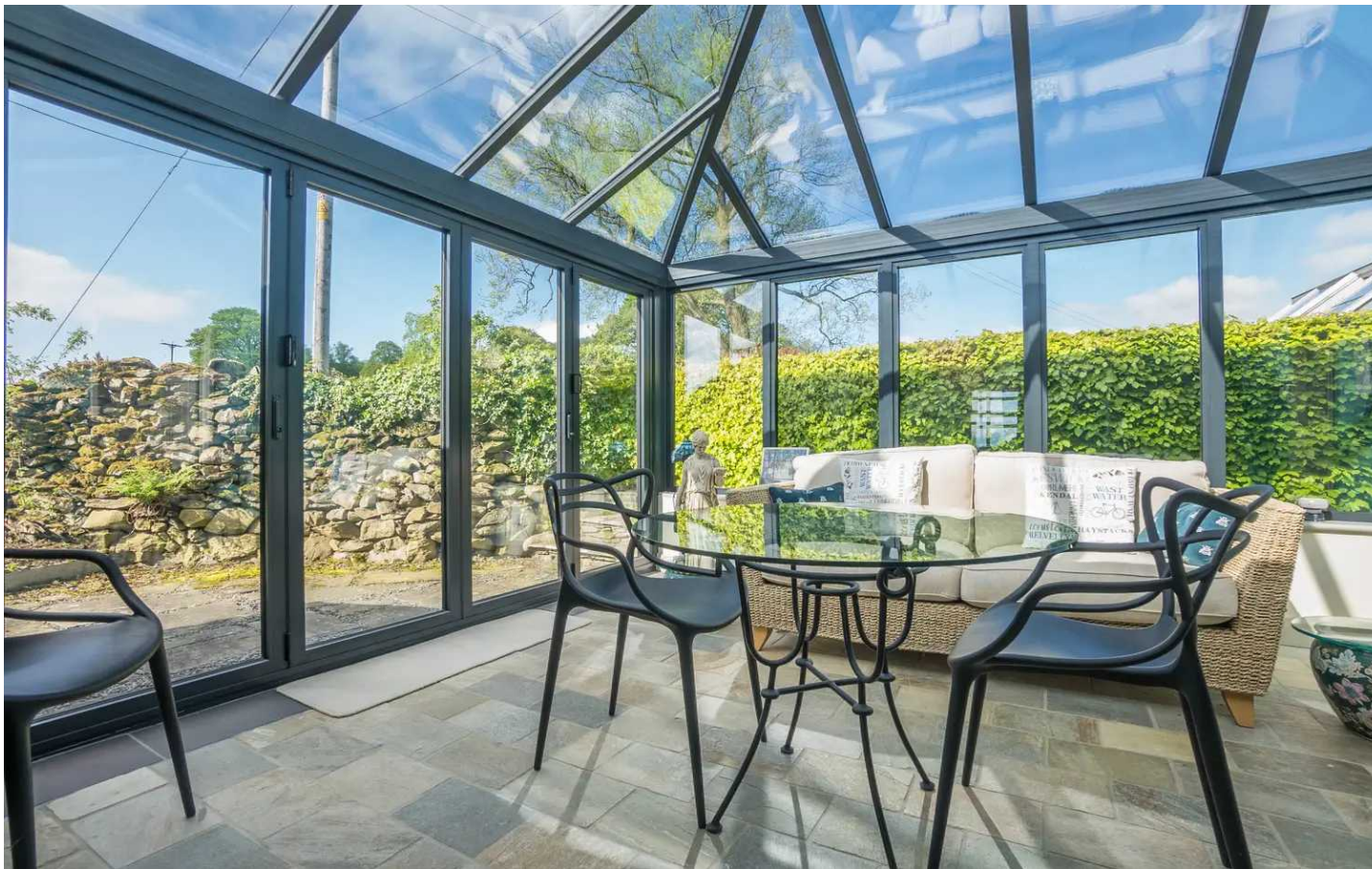
We advise any prospective tenants to read the governments How to Rent Guide - available on <https://www.gov.uk/government/publications/how-to-rent>.

## PLEASE NOTE

This property is to be let on a fixed term Assured Shorthold Tenancy for a minimum term of 6 months and you will not be able to terminate the lease during this fixed term. You will be responsible for the rent during this fixed term. The tenant will be responsible for all utility charges during the full term of the tenancy including gas, electricity, water, sewerage, telephone and Council Tax and any other services connected to the property. The tenant will be responsible for insuring their own possessions for the full term of the tenancy. Following successful referencing the tenant will be required to pay one months rent in advance and a security deposit prior to the start of the tenancy, the deposit will be held in accordance with the Tenancy Deposit Scheme Regulations and will be refundable at the end of the tenancy, subject to the property being left in a satisfactory condition. The rent will then be due on or by each rent day and will be payable by standing order.







## GROUND FLOOR ENTRANCE HALL

11' 0" x 6' 9" (3.36m x 2.07m)

Both max. Single glazed double doors, single glazed window, slate floor.

## SITTING ROOM

13' 11" x 13' 7" (4.23m x 4.14m)

Both max. Glazed door from entrance hall to dining area, double glazed window, radiator, wood burning stove to feature fireplace, original bread oven and original stone mantel above fireplace original door to staircase.

## KITCHEN/DINER

21' 5" x 15' 9" (6.54m x 4.81m)

Both max. Open to dining area, single glazed door opening onto small exterior patio area, double glazed window, high quality kitchen base units, Granite worktop with double stainless steel sink incorporating waste disposal unit, oven with ceramic hob, fridge freezer, integrated dishwasher, tiled floor with underfloor electric heating, original door to back hall area tiled to match kitchen and with underfloor heating giving access to utility room, bathroom and separate WC.

## CONSERVATORY

14' 8" x 13' 7" (4.46m x 4.15m)

Both max. Dark grey aluminum double glazed conservatory with Bifold doors opening completely to sheltered area of garden, Chinese slate floor, electric wall heater, door to shower room.

## SHOWER ROOM

8' 4" x 6' 6" (2.55m x 1.99m)

Both max. Tiled floor, double glazed window, heated towel radiator, WC, hand basin in vanity unit, fully tiled shower cubicle with power shower fitment, fitted illuminating mirror, extractor fan, loft access.

## BATHROOM

8' 9" x 5' 10" (2.67m x 1.79m)

Both max. Double glazed window, heated towel radiator, two piece suite comprising hand basin in vanity unit, bath with mixer shower, fitted mirror with partial wall tiling to walls.

## SEPERATE W.C.

6' 2" x 2' 8" (1.89m x 0.81m)

Both max. Extractor fan, partial wall tiling, fitted mirror.









UTILITY ROOM

8' 5" x 6' 6" (2.56m x 1.97m)

Both max. Double glazed window, base and wall units, stainless steel sink, washer/drier, electric boiler.

STAIRCASE

Leading from dining area. Original stone steps with original woodwork leading to small landing, original wooden doors leading to bedrooms.

FIRST FLOOR

LANDING

6' 1" x 5' 11" (1.85m x 1.80m)

Both max. Double glazed roof window, stone features.

BEDROOM 1

12' 5" x 10' 4" (3.79m x 3.14m)

Both max. Double glazed window, radiator.

BEDROOM 2

11' 5" x 7' 5" (3.49m x 2.27m)

Both max. Double glazed window, radiator, W.C. Original wooden wall with original door.

BEDROOM 3

11' 2" x 7' 0" (3.40m x 2.13m)

Both max. Double glazed window, radiator, original door and exposed roof beams.

SERVICES

Mains electric, mains water, mains drainage.

EPC RATING F

The property has received an exemption regarding the EPC as follows - All relevant improvements have been made (or there are none which can be made) and the property remains below an E. This is regulation 25

OUTSIDE

A beautiful garden with established hedges, borders, rockery features and a well kept lawn.

Double Garage

27' 26" x 10' 0" (8.31m x 3.05m) Up and over door, double glazed window, water supply, light and power.



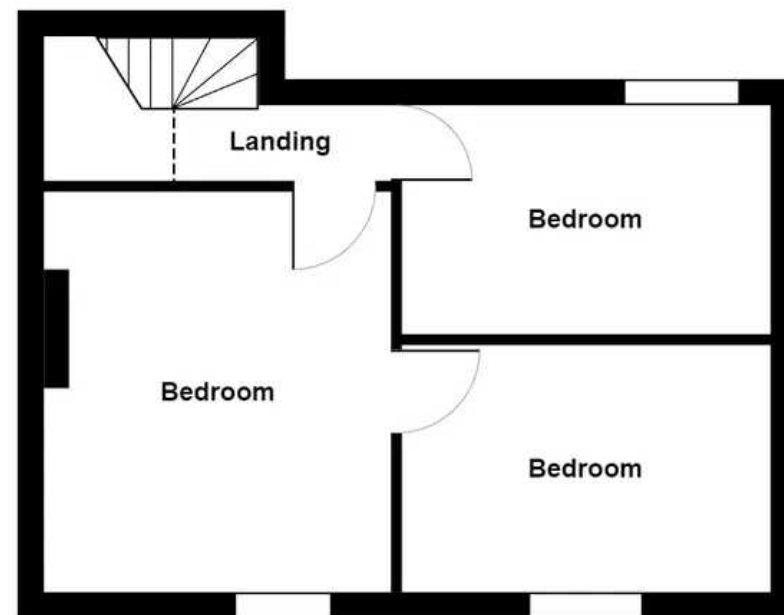








**Ground Floor**



**First Floor**

Townson Hill Cottage, Wood Broughton

Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup>

For illustrative purposes only - not to scale. The position and size of features are approximate only.  
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