

## Cark In Cartmel

**£2,250 pcm**

Salesbrook

Holker

Cark In Cartmel

Grange-over-Sands

Cumbria

LA11 7PJ

A fantastic opportunity to rent this beautiful, well presented detached property, set in a small hamlet of houses, on the Holker Hall Estate. Comprising; large open plan living space, four bedrooms with two en-suites, main bathroom, large utility room and a great garden.

- A Four Bedroom Detached Family Home
- Large Open Plan Living Kitchen Area
- Large Utility Room, Family Bathroom & Ground Floor W/C
- Ample Parking & Large Garden
- Rent Includes Grass Cutting
- Part Of The Prestigious Holker Hall Estate
- Unfurnished
- No Smokers
- Council Tax Band F
- Available Now & Long Term

Property Ref: GR327





### Modern Kitchen

**Location:** Holker Hall and Gardens are approximately 5 miles south of the A590, the main road running from Kendal to Barrow-in-Furnes. Heading West from Newby Bridge turn right on to the B5278 at Haverthwaite. Holker is approximately 5 miles south of Haverthwaite. Turn left up a single-track road opposite the Estate Offices and take the next right onto the private drive that leads to the small hamlet of houses. Salesbrook is through the first gate and up to the left.

**What3Words** ///tend.backpacks.motoring

**Furnishings:** This property is offered unfurnished.

**Services:** Mains Electric, Gas and Water. Private Septic Tank  
Internet Speed: <https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LA61RB&uprn=100110695355>

**Viewings:** Strictly by appointment with Hackney & Leigh

**Ongoing Tenancy Management:** Upon tenancy commencement the property will directly managed by the landlord

**Applying for a Tenancy:** Tenancy Application Forms are available from any Hackney & Leigh office. Each application must be accompanied by payment of a Holding Deposit (one weeks rent) payable either by debit or credit card. This is paid to reserve the property and will be held by us for a period of 15 days unless we agree otherwise. All adults of 18yrs and over who will be living at the property will be asked to provide evidence of nationality and identity to validate their "Right to Rent" under the Immigration Act 2014.

**Referencing:** All applicants will be required to provide satisfactory references eg: employer, current landlord and two character references. For the self-employed, a reference from your accountant or solicitor will be required. A credit reference will be obtained for each applicant. Acceptance of references and the offer of a tenancy is at our discretion.

**The Tenancy:** The property will be let on a fixed term Assured Shorthold Tenancy for an initial period of 6 months. There is no automatic provision within the lease for early termination and the tenant is responsible for rent for the whole term. The tenant is responsible for Council Tax for the tenancy period and for all charges for water and sewerage, gas, electricity, telephone or other utility/service providers' charges supplied to the tenant during the tenancy.

**Deposit & Rent:** The successful Tenant will be required to pay a deposit (equal to a maximum of 5 weeks rent depending on the property). This will be held in accordance with the Tenancy Deposit Scheme Regulations and will be re-fundable at the end of the tenancy, subject to the property being left in a satisfactory condition. Rent is payable on or by each rent day and is payable by standing order. One month's rent in advance PLUS the deposit, is required at the time of signing the agreement. Please Note: It is NOT possible to use the deposit as rent for the final month.

**Pets:** Higher rent may be payable where pets are permitted at the Landlords' discretion. Pets may not be acceptable for a number of reasons including allergies/medical reasons, conditions within the property lease, lack of outside space, communal grounds or close proximity to a main road. Acceptance of a pet is subject to the Landlords discretion.

**Insurance:** It is the Tenants' responsibility to insure their own possessions. Tenants are strongly advised to take out accidental damage cover in respect of the Landlord's property and contents.

**Energy Performance Certificate:** The full Energy Performance Certificate is available on our website [www.hackney-leigh.co.uk](http://www.hackney-leigh.co.uk) and also at any of our offices.

**How to rent:** Prospective tenants are advised to read the government's leaflet which is available here: <https://www.gov.uk/government/publications/how-to-rent>

For a Viewing Call 01539 792035

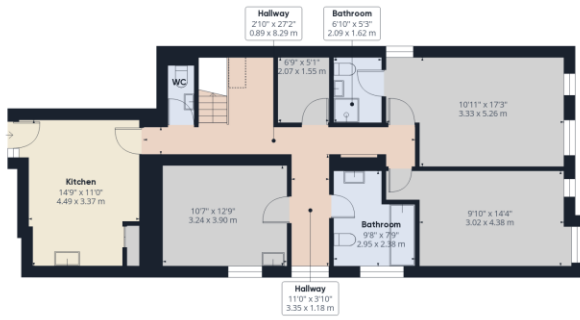




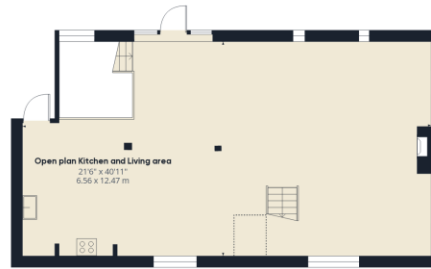
Open Plan Lounge Area with Kitchen



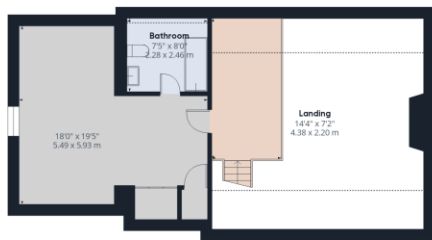
Side Elevation



Ground Floor



Floor 2



Floor 3

**Approximate total area<sup>(1)</sup>**

2252.13 ft<sup>2</sup>

209.23 m<sup>2</sup>

**Reduced headroom**

49.04 ft<sup>2</sup>

4.56 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE 360**

Holker Cark In Cartmel - Ref: GR327

Property particulars and appointments to view are provided on the understanding that all negotiations are conducted through Hackney and Leigh Ltd. This information is provided for general guidance only. It does not form part of any contract or agreement and no guarantee of accuracy is given. Prospective tenants should make their own enquiries as to the suitability or otherwise of the property. No responsibility can be accepted for any loss or expense incurred in viewing or in the event of a property being let or withdrawn. Please contact us to confirm the property's availability, especially if travelling some distance.