



Red Bank Cottage, Dufton – CA16 6NG
£995 pcm

PFK

Red Bank Cottage

Dufton, Appleby-In-Westmorland

A Beautifully Refurbished Character Cottage in a Delightful Rural Setting

Following a sympathetic refurbishment, Red Bank Cottage is now ready to welcome new occupants. Offering well-proportioned accommodation including two generous double bedrooms, this charming home combines traditional character with modern comfort, all set within an attractive and peaceful setting.

The accommodation is rich in charm throughout and briefly comprises a spacious dual-aspect living room, accessed directly via a part-glazed wooden front door. This inviting reception room features an impressive sandstone inglenook fireplace with hearth, housing a log-burning stove and creating a wonderful focal point. Tiled flooring runs through the space, with open access leading through to both the kitchen and the utility room.

The utility room is a highly practical addition and includes a newly fitted WC and wash hand basin along with the water cylinder. There is space and plumbing for a washing machine and tumble dryer. The room benefits from tiled flooring, a rear-aspect window, and a part-glazed external door.

The characterful kitchen is dual aspect and showcases beams to the ceiling, exposed sandstone wall detailing, and traditional stone-flagged flooring. It is fitted with a range of wall and base units with complementary work surfaces and upstands, incorporating a Belfast sink with mixer tap. Integrated appliances include an oven with hob and extractor above, with space provided for a fridge and freezer. There is ample room for dining furniture, along with a useful under-stairs storage cupboard with lighting that also houses the consumer unit.

- Attractive 2 bedroom cottage
- Fully renovated throughout
- Front garden and off-road parking



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Stairs rise from the inner hallway to the first-floor landing, which provides access to all first-floor rooms. The principal bedroom is a spacious dual-aspect double room, benefitting from a shelved overstairs cupboard. The second double bedroom is also dual aspect and features a decorative fireplace, while enjoying attractive open views towards the surrounding fells.

The bathroom is fitted with a three-piece suite comprising WC, wash hand basin, and bath with mains-connected shower over, together with an additional handheld shower attachment. The room is finished with part-tiled walls, tiled flooring, a heated chrome towel rail, and an extractor fan. Please note that the staircase, landing, and bedrooms have been fitted with carpets.

Externally, the property enjoys an enclosed front garden laid mainly to lawn, complemented by a low-maintenance gravelled area and flower bed. A well-positioned summer house provides a lovely place to sit and enjoy the open views, while an outhouse with WC adds further convenience. The garden opens out onto the parking area, which provides off-road parking for two vehicles.

This delightful cottage offers a rare opportunity to rent a character home, combining period features, modern upgrades, and a picturesque setting.





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Situated just outside of the village of Dufton, a highly attractive and popular Cumbrian fellside village, nestled below Dufton Pike and within close proximity of Appleby, with its excellent range of local amenities, and the A66, providing access to the A1, Penrith and the M6. Dufton itself boasts a well regarded and welcoming public house, a church, an active village hall, a shop/cafe, playground and many superb walks from the doorstep.

- Attractive 2 bedroom cottage
- Fully renovated throughout
- Front garden and off-road parking
- Beautiful rural views
- Spacious accommodation
- Management - Non managed by PFK
- Tenure - Freehold
- Council Tax Band - B
- EPC - Rating D

Directions

What3Words - Parking - florists.hops.baseless
From the centre of Appleby, head up Battlebarrow, drive under the A66 and follow the road for approx. 3 miles towards Dufton. As you approach Dufton, you will pass Dudmire Farmhouse Holiday Lets and Red Bank Cottage can be found a short distance along from here, on the right.

ACCOMMODATION

GROUND FLOOR

Living Room

16' 11" x 12' 3" (5.16m x 3.74m)

Utility Room

5' 3" x 11' 11" (1.60m x 3.62m)

Kitchen / Dining

8' 5" x 17' 0" (2.57m x 5.18m)

Inner Hallway

FIRST FLOOR

Landing

Bathroom

Bedroom 1

17' 0" x 9' 4" (5.18m x 2.84m)

Bedroom 2

12' 4" x 10' 5" (3.75m x 3.17m)

EXTERNAL

Front Garden and off-road parking for 2 vehicles



ADDITIONAL INFORMATION

Services

Mains electricity, gas, water & septic tank drainage; Air Source Heat Pump fitted and is underfloor heating to the ground floor. Please note: measurements are approximate so may reflect the maximum dimensions and the mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Management, Terms & Conditions

Management: this property is not managed by PFK. Terms: Rental: £995 PCM plus all other outgoings; deposit: equal to one month's rent. Conditions: no smokers allowed. Please note; Immigration Act 2014, Anti-money Laundering and Sanction checks will apply.

Referral Fees and Other Payments

PFK works with preferred providers to deliver certain services related to property lettings. These services are competitively priced, but you are under no obligation to use them and are free to choose alternatives. If you do use these services, PFK may receive a referral fee as follows (all figures include VAT): • EPC and Floorplans (M & G EPCs Ltd): £35 for EPC & Floorplan, £24 for EPC only, £6 for Floorplan only • Guarantor Services (RentGuarantor Ltd): 7.5% of the revenue collected by them • Anti-Money Laundering (AML) Checks (via Landmark): between £8.50 and £15.50 Additional Payments ('Mark-Up Values'): PFK also receives payments for arranging certain services: • Inventories: £80 to £130 • Tenant Referencing: £32 • Fitting of Smoke/Carbon Monoxide Alarms: £5

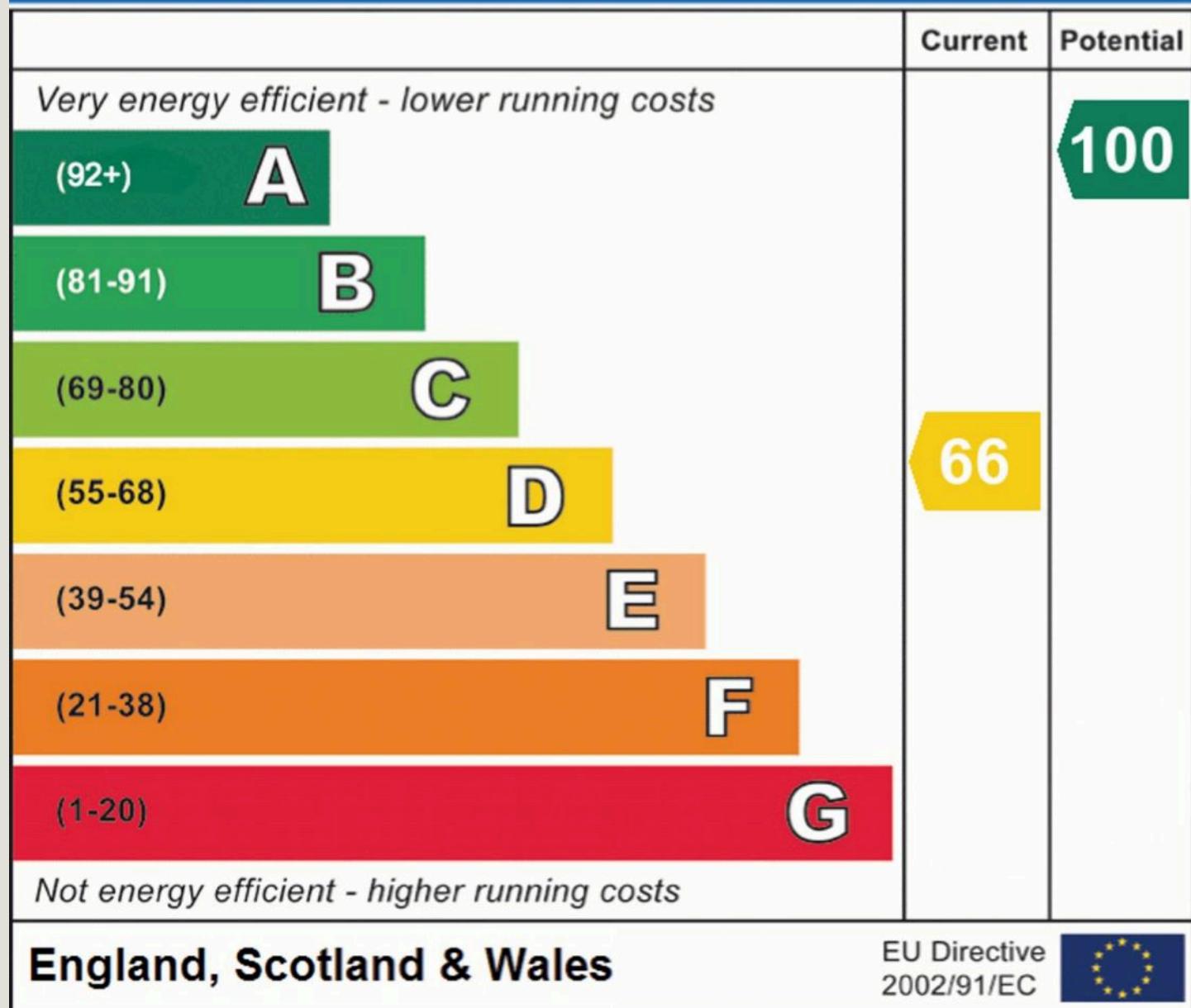
Permitted Payments

Permitted payments as per the Tenant Fee Act 2019: Rent; Tenancy deposit; Default fees (e.g. lost keys £15 + cost); Contract variation (£50); Early termination (not exceeding landlord's loss); Utilities and council tax as per tenancy agreement. All fees include VAT.





Energy Efficiency Rating





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