



**TO LET**

**NEWLANDS FARM COTTAGE,  
CARLETON, CARLISLE, CA4 0AE**

**A detached, four-bedroom house set in a  
convenient rural location on the edge of  
Carlisle**



**ROBSON  
& LIDDLE**  
CHARTERED SURVEYORS

**Location:** The property is conveniently situated approximately 0.8 miles to the south west of Cumwhinton and 1.4 miles to the east of Carlisle.

**Directions:** From J42 of the M6 take the B6263 towards Wetheral. After approx. 300 metres the entrance to the farm is on your left (signposted Newlands Farm). The property is located half way along the drive on the right hand side.

**Term:** The property is available to let under an Assured Shorthold Tenancy for an initial period of six months. References will be required. Pets by arrangement.

### Description of the Property:

#### Ground floor

Entrance hall, sitting room, open dining room and kitchen, utility room with access to a double garage, office room, downstairs storage room and W.C.

#### First Floor

Three double bedrooms and one single bedroom, bathroom, airing cupboard and storage room.

#### Externally

There is a small garden to the front and a medium sized garden to the rear of the house which is mainly lawn and low maintenance shrubs. There is a double garage and spacing for three cars.

#### Services

The property is serviced by mains water, electricity and a septic tank. Heating is provided by an oil-fired central heating system.

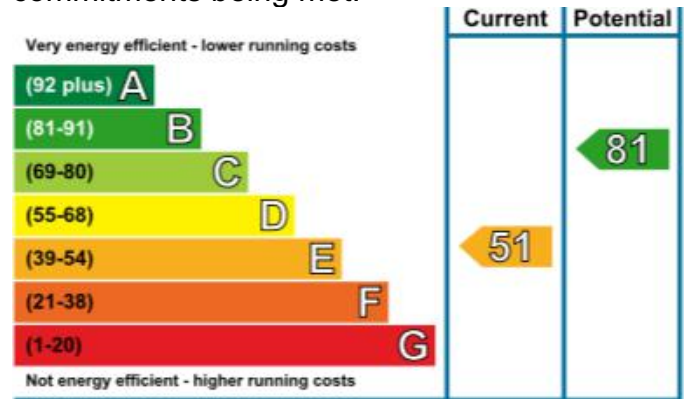
**Council Tax:** Band D

#### Viewing:

Strictly by appointment only with;  
Robson & Liddle (Rural) Limited  
T: 01768 254 354  
E: [admin@robsonandliddle.co.uk](mailto:admin@robsonandliddle.co.uk)

**Rental:** Rental offers to be negotiated, with a guide of £800 payable monthly by standing order. The Tenant will be responsible for all other outgoings in relation to the property including Council Tax.

**Deposit:** A deposit of one calendar month's rent will be lodged with the Agents prior to the commencement of the tenancy and this sum will be returned on termination, subject to all commitments being met.



### PROPERTY MISDESCRIPTIONS ACT

We endeavour to make our sales and letting particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any party of a contract. Prospective Tenants and their advisers should satisfy themselves to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested.



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