

Margaret's Bungalow

9 Crom Estate, Newtownbutler, Co Fermanagh BT92 8AN



National Trust

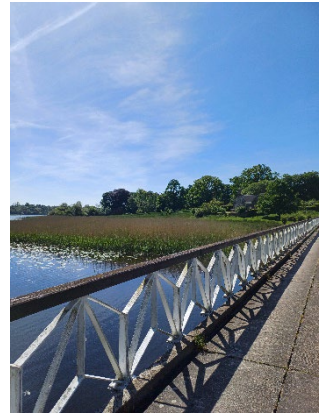


To Let

Rent: £650.00 per month including rates.

THE PROPERTY

- Margaret's Bungalow is a newly refurbished detached 2 bedroom bungalow perfectly situated in the grounds of the beautiful Crom Estate in County Fermanagh overlooking Lough Erne.
- The property has well proportioned rooms and views to the front over the tranquil waters of Lough Erne. It has benefited from a recent full refurbishment including new windows, doors, kitchen and painted throughout.



- Crom Estate, the ancestral home of the Earl of Erne, lies deep in the romantic and tranquil landscape of Upper Lough Erne with winding waters, islands, ancient woodlands and lush meadows.

- The estate is owned and managed by the National Trust as a major conservation asset. The nearest village Newtownbutler is 3 miles away, the larger town of Lisnaskea only 7 miles and Enniskillen 18 miles.

- Crom Castle on the estate is still lived in today by the 7th Earl. The demesne, set amongst the beautiful loughs of County Fermanagh is owned and managed by The National Trust as a major conservation asset.



THE ESTATE

- The National Trust is Europe's leading conservation charity, and is committed to preserving special places for everyone, forever.
- The Trust depends on the income it generates from its rental properties and could not deliver its core objectives without the support of its thousands of tenants and volunteers.
- All tenants of the National Trust receive a FREE 'Tenant Pass' throughout the duration of the tenancy. This entitles two adults plus accompanying children to enjoy unlimited entry to National Trust properties in England, Wales and Northern Ireland.
- Deep in the romantic and tranquil landscape of Upper Lough Erne lies Crom Estate, set among winding waters, islands, ancient woodlands and lush meadows. Crom Estate lies 3 miles west of Newtownbutler and 7 miles from Lisnaskea.
- Margarets Bungalow is accessed through the main entrance to Crom Estate. Follow the entrance driveway through the estate and proceed straight ahead at the cross-roads. Follow on up this road towards the Forge yard and the cottage is on your right between the National Trust ranger offices and the Lough.



INTERIOR ACCOMODATION

All measurements are approximate and taken at the widest point

ENTRANCE PORCH: Small entrance porch with quarry tiled floor.

ENTRANCE HALL:

Hallway with doors leading to all rooms. Airing cupboard with storage, vinyl floor (wood effect) and freshly painted walls.



LIVING ROOM: 4.6 x 3.6M

Bright spacious room with newly installed multi fuel stove with slate hearth and view to front over Lough Erne. Carpeted.

KITCHEN: 4.6 x 3.6M

New shaker style wooden kitchen with good range of high and low level wood units, built in electric oven and hob with extractor fan above. Stainless steel sink with mixer taps. Space provided for washing machine.



BEDROOM 1: 4.6 x 3.6M

Generous double room, carpeted with telephone and aerial points.



BEDROOM 2: 4.6 x 3.6M

Generous double room carpeted and fitted wardrobe.

**BATHROOM:** 1.9 x 2.4M

Modern white bathroom suite with bath, WC and sink.

Mira electric shower over bath with glass shower panel. Part tiled around bath. Tile effect linoleum flooring.

The cottage has the benefit of a garden to the front and rear together with a side driveway providing parking for two cars. There is space and permission to erect a shed at the bottom of the driveway if tenant wishes to do so.

SERVICES

- Mains water; electricity; drainage.
- The property benefits from oil heating throughout.

OUTGOINGS

- The tenant is responsible for payment of outgoings relating to the property such as electricity, oil, phone etc.

ENERGY PERFORMANCE CERTIFICATE

- An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

TERM

- The property is available to let under an Uncontrolled Tenancy Agreement for an initial term of 12 months after which the tenancy may continue providing both parties agree.

RENT

- The ingoing tenant will pay one month's rent in advance on tenancy commencement.
- Subsequent payments by Direct Debit monthly in advance.

RENT REVIEWS

- The rent is made up of two parts - rent and rates.
- Should the tenant continue after the initial 12-month term, becoming a monthly periodic tenant, a review of the rental element will be carried out two years after the start of the tenancy and every two years thereafter.
- The landlord will review the rateable charge on the property in line with the Land and Property Services schedule on a 12-month basis from the 1st April in every year.

DEPOSIT

- The tenant will be required to provide a deposit equivalent to one month's rent on the signing of the agreement.
- This will be registered and held under the Tenancy Deposit Scheme and returned at the end of the tenancy subject to compliance with terms of Tenancy Agreement.

INSURANCE

- The National Trust will be responsible for insuring the building but not the contents. The ingoing tenant should ensure they have sufficient cover for their needs.

REPAIRING RESPONSIBILITIES (Summary)

- **The Trust:** Responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.
- **The Tenant:** Responsible for day-to-day maintenance, decoration and garden where applicable.
- The repairs obligation as laid out in full within the Tenancy Agreement.

SUB-LETTING

- The property shall be occupied as a single private residence only.
- There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

- **PETS**

- **Cats are NOT welcome** on Crom due to the presence of Red Squirrels on the estate.
- Tenants may seek the landlord's permission for pets to be kept and this will be considered on an individual basis.

Viewings, Application Process and Further Information

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|----------------------------|---|
| Viewings | <ul style="list-style-type: none">• Viewings will be held on 9th July |
| Contact | <ul style="list-style-type: none">(1) Jenny Stewart on Jenny.stewart@nationaltrust.org.uk(2) Andrew Lavery on Andrew.Lavery@nationaltrust.org.uk |
| Application process | <ul style="list-style-type: none">• Interested parties are requested to contact the National Trust, either through Property Pal or via the email addresses above.• A small number of viewing slots will be available and should demand be strong we will issue an initial application form.• This form will request some basic information and also give applicants a chance to let us know why they would like to live in Crom Estate.• Forms must be returned by 17.00 on.• All forms will be reviewed and potential tenants will be shortlisted and offered a viewing slot on 9th July• Preferred candidate will be selected and contacted• The preferred candidate must go through a credit check – see below - and all information for that must be provided.• If successful, the provisional hand over date of the property will be subject to agreement between both sides. |
| Credit Check | <ul style="list-style-type: none">• Under National Trust regulations all new tenancies must be credit checked, to ensure that financial risk is minimised.• The successful tenant will be required to provide the following supporting documentation:<ul style="list-style-type: none">• Proof of identity: Photo ID such as a Passport or driving licence.• Proof of address: Utilities bill, credit card bill or bank statement.• Proof of income: Last three months pay slips, current P60, pension or benefits statement. Self-employed: Last two years SA302 and last 6 months personal bank statement. |
| GDPR | <ul style="list-style-type: none">• Our Privacy Policy can be found online at https://www.nationaltrust.org.uk/features/privacy-policy• As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease.• We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities.• Examples include if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Land & Property Services or Utilities companies at the beginning or end of a Tenancy. |
| OTHER | <ul style="list-style-type: none">• For information about being a National Trust tenant, visit |

www.nationaltrust.org.uk/tenants but please note some of the information is not applicable to Northern Ireland.

- Properties in NI are advertised on www.propertynews.com