



BAY HORSE, LANCASTER, LA2 0HN
£1,250 per month

Carter Jonas

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Newly refurbished, Home Farmhouse is a spacious three-bedroom cottage, with two reception rooms, kitchen, dining room, downstairs WC, bathroom, garage and garden to the front.

Description

Newly refurbished, Home Farmhouse is a spacious three-bedroom house, situated in an idyllic area, only a short drive to the M6 and Lancaster City Centre.

Lounge 14'9" x 11'4"

High ceilings, multifuel stove heating the water with stone hearth and mantelpiece. One radiator. Front door.

Dining room 10'9" x 9'7"

Double radiator, fireplace with tiled hearth and mantelpiece. Integrated storage shelves.

Study 11'8" x 11'9"

Vaulted ceiling with triple aspect windows. One large Radiator.

Understairs cupboard 10'5" x 4'1"

Large walk-in storage cupboard, with shelving and coat hooks.

Kitchen 15'2" x 8'10"

Newly fitted classic shaker style kitchen with a range of wall and base units, stainless steel sink and drainer. There is plumbing for a dishwasher and connections for a freestanding cooker, leaving ample space for a tall refrigerator (not American style width). One radiator and one large window overlooking the rear of the property.

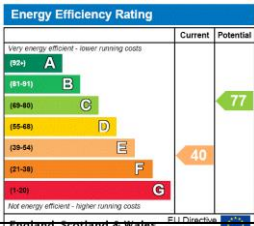
Pantry 7'3" x 5"

Traditional larder, complete with concrete workbench and shelving.

Utility room / storage room 14'11" x 15'8"

Stone workbench, housing of the oil-fired boiler and door out into the front garden.

First floor stairs and landing 9'5" x 2'9"



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First floor stairs and landing 9'5" x 2'9"

Newly decorated with new floor covering. One double radiator.

Bathroom 8'4" x 7'4"

WC, Pedestal wash hand basin, bath with electric shower over, electric handrail and large airing cupboard housing the water cylinder.

Bedroom One (Back) 15'2" x 8'8"

Spacious double looking onto the rear of the property. One large radiator.

Bedroom Two (Front) 14'9" x 11'4"

Spacious double. Dual aspect. One large radiator.

Bedroom Three (Front) 10'8" x 10'6"

Spacious double. One large radiator.

Garden

There is a lawned garden situated to the front elevation of the property, with path leading through to the front door.

Parking

Parking is in the adjacent farmyard, keeping close to the garden wall and ensuring no entrances are blocked within this area.

Council tax

The property falls under Council Tax band B. The payment rate for 2023/24 to Lancaster City Council is £1678.14.

Directions

From the M6 junction 33, at the end of the slip road take the first left off the roundabout, following signs for A6 Garstang. In less than 50 yards take the first right hand turn through the entrance signposted Ellel Grange. Follow the drive for approximately a mile, over the canal bridge and past the church. On the left-hand side, bear left before approaching the Grange, signposted for the Stables. At the Stables Cottage bear left following the lane into the farmyard. The property is situated on the right-hand side of the driveway just before the yard.

Viewings

Viewings will strictly be by appointment by calling the Kendal office.

Services:

Oil Fired Central heating

Mains electricity, water and private drainage (Septic tank).

Water will be recharged at £18 per month.

Tenancy:

The property will be available to let unfurnished on an Assured Shorthold Tenancy Agreement for an initial period of 6 months.

Rent:

£1,250 payable monthly in advance by standing order.

Deposit:

A deposit of five weeks rent (£1,442) will be payable.



IMPORTANT INFORMATION

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