



BALDERSTONES COTTAGE

£2000PCM

Abbeystead

If you are looking for glorious rural isolation in your next home and seeking peace, quiet and stunning far reaching views then Balderstones Cottage has to be on your MUST VIEW list. On the prestigious Abbeystead Estate this newly upgraded farmhouse is finished to a high specification, light and spacious it is offered unfurnished and ready for immediate long term occupation on an initial TWO YEAR tenancy agreement.

Within a stone walled garden there are lawns, a flagged seating terrace and plenty of space for parking. Outside tap.

Mains water and electricity. Oil fired central heating (underfloor to some rooms) and a wood burning stove in the sitting room. Private drainage. B4RN hyper-fast broadband. Council Tax band C. EPC rated C.

Please call to register for viewing days - dates to be confirmed.

- Hall (6.5m x 2.3m)
- Sitting room (7.2m x 6.5m) with gallery above
- Dining kitchen (6.5m x 2.9m av) with integral oven, hob, extractor fan and dishwasher
- Utility room and office
- Main bedroom (4.2m x 3.4m max) plus dressing room and ensuite shower room with three piece suite
- Double bedroom 2 (4m x 3.2m max)
- Double bedroom 3 (3.9m x 3.1m)
- Single bedroom 4 (3.2m x 2.1m)
- House bathroom (3.4m x 2.6m) with four piece suite

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estate agents



LOCATION, LOCATION, LOCATION

Full directions will be given when booking a viewing, but to give you an idea of the situation and accessibility the nearest junction on the M6 is J33 which is approx 8 miles distant, Lancaster is 7 miles away, Garstang 21 miles and Preston 38 miles, bringing many places into reach for commuting or with B4RN broadband, you may decide to take advantage of the office and work from home.

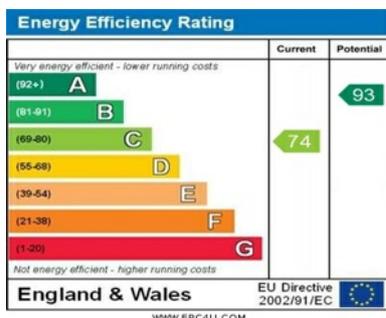
TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy for an initial 24 month term. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets by prior agreement. Please email or telephone us for an application form.

A holding deposit equal to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.



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