



KENYONS FARMHOUSE

£2,300PCM

Abbeystead

On the prestigious Abbeystead Estate this newly upgraded farmhouse is finished to a high and modern specification, light and spacious, offering a gross internal area of 2290 sq ft (212.8 sq m) it is offered unfurnished and ready for immediate long term occupation on an initial TWO YEAR tenancy agreement.

Large rear garden, two outhouses and flagged seating area to the front with driveway parking.

Mains electricity. Oil fired central heating with under floor heating to the kitchen and utility room. Woodburning stoves in the sitting room and snug. Private water and drainage recharged by the Estate. B4RN hyper-fast broadband. Council Tax band D. EPC rated C.

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

- Rear entrance to utility room and separate WC
- Kitchen (6.4m x 3m) with new wall and base units, integral dishwasher, single oven and hob and space for larder fridge freezer
- Sitting room (7.8m x 5.2m) a lovely large room with ample space for a dining table, wood burning stove
- Study (3m x 2.3m)
- Snug (5.9m x 4.3m) with woodburning stove and double doors to front terrace seating area
- Two double bedrooms and one single
- House bathroom with four piece suite comprising shower cubicle, bath, pedestal wash basin and WC
- Master bedroom suite (4.1m x 3.9m) with space for a dressing area and ensuite comprising shower cubicle, wash basin and WC

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 bowring**

estate agents



DIRECTIONS

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

TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twenty four month term, although long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets by agreement. Please call in 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.

IMPORTANT Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, photographs, measurements, areas, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.

