



## THROSTLES NEST COTTAGE

£1,300PCM

### Abbeystead

If you are looking for rural isolation in your next home and seeking peace, quiet and stunning far reaching views then Throstles Nest Cottage is a must! On the prestigious Abbeystead Estate this newly decorated farmhouse is offered unfurnished and ready for immediate long term occupation on an initial TWO YEAR tenancy agreement.

Within its own lawned garden with a flagged seating terrace and plenty of space for parking. Timber garage.

Mains water and electricity. Oil fired central heating and a wood burning stove in the sitting room. Private drainage recharged by the Estate. B4RN hyper-fast broadband. Council Tax band E. EPC rated C.

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

- Sitting room (5.5m x 4.2m) with woodburning stove
- Dining kitchen (4.1m x 3.7m) with integral oven, hob, extractor fan, fridge, freezer and dishwasher
- Utility room
- Bedroom 1 (4.3m x 3.3m) with window seat to take in the views!
- Double bedroom 2 (3.7m x 2.2m)
- Single bedroom 3 (2.7m x 2m)
- House bathroom with three piece suite comprising WC, wash basin and bath with over shower
- Gross internal area of 1027 sq ft (112.1 sq m)

Lane House, Kendal Road  
 Kirkby Lonsdale  
 Carnforth  
 Lancashire LA6 2HH

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 bowring**

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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