



EAST WING, GRAYTHWAITE HALL

£825PCM

Graythwaite, LA12 8BA

A fabulous and impressive place to live, a wing of the magnificent Grade II Listed Graythwaite Hall surrounded by landscaped gardens.

The landlords are ideally looking for a professional person or couple who will make this their long term home.

Mains electric, private water supply, private drainage to a septic tank, Biomass central heating system and woodburning stove. Broadband connected; provided by Zen at a monthly cost of £46.50 payable to The Graythwaite Estate.

Please note: there is no private outside space with this property.

Available on an initial 12 month Assured Shorthold Tenancy. Long term tenants are sought.

- Well presented accommodation over three floors
- Sitting room with woodburner (4.8m x 4.2m)
- Fitted kitchen (4.2m x 2.3m) with integral appliances
- Laundry/boiler store
- Double bedroom 1 (4.8m x 4.2m)
- Double bedroom 2 (5.1m x 4.2m)
- Single bedroom 3 (3.7m x 2.4m)
- Stylish bathroom (3.0m x 2.3m)
- Separate WC
- EPC rating D

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DIRECTIONS

To reach Graythwaite Hall, from the M6 take J36 and go west following signs for the A590. Turn left at the first exit onto A590 towards Barrow. At the roundabout, turn first left. Continue on the A590 for 11 miles until you reach the roundabout at Newby Bridge. Carry straight on for 300 yards and take first right turn over a narrow humpback bridge towards the Swan Hotel. Turn left in front of the hotel and then follow the road round to the right. Follow this road for 4 miles. The gated entrance to Graythwaite Hall is on the left. Continue down the main drive and East Wing is attached to the hall. For the purposes of viewing, please park in the visitor car park and walk across.

TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve 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 pets, children, smokers or sharers. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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