



WEAVER'S FARMHOUSE

£1500pcm

Bleasdale, PR3 1UZ

A Victorian detached farmhouse with well proportioned rooms and some lovely country views. Divorced kitchen garden with vegetable beds, fruit trees and a small shed. Private and enclosed generous gardens to two sides with seating areas and a pond (approximately 3 ft deep). Courtyard parking with a large car port and a range of smaller outhouses including an outside WC.

Available long term, unfurnished with floor coverings. Oil fired central heating and PVC windows. Mains electricity and private drainage. B4RN hyperfast broadband available.

Please note: The house sits on the edge of a former working farm and is now used as a smallholding. Tenants of Weavers Farmhouse should expect some traffic during working hours. A public footpath runs down the shared drive.

- Newly fitted dining kitchen 4.8m x 3.4m
- Sitting room 5m x 4m
- Second sitting room 3.8m x 3.2m
- Bedroom 1 5m x 3.6m
- Bedroom 2 4m x 4m, fitted wardrobe
- Bedroom 3 4.7m x 3.8m
- Bedroom 4 5.34m x 2.9m
- Car port
- Range of outhouses and small stores including outside WC
- EPC rated E

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

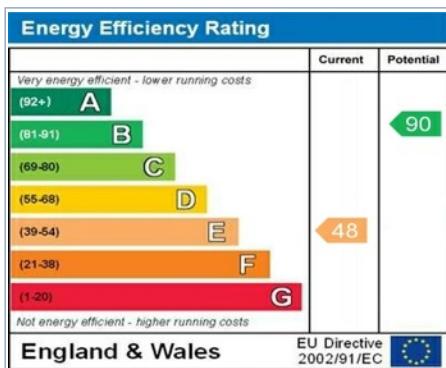
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DIRECTIONS

Off the M6 J32 take the A6 for Garstang. After leaving Bilsborrow/Brock turn right just before the Shell garage following signs for Calder Vale/Oakenclough. Drive over the canal, railway and motorway. At 'Y' junction fork right. Take next left (signposted Chipping), follow winding road 2.5 miles to 'T' junction. Turn left and after 300 yards turn right (signposted Bleasdale). Continue for c.2 miles and after passing the pretty lodge house (on the left) and the sign for "Lantern and Larks" continue on Bleasdale Lane and it's the next house on the left after 0.5 miles.



TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, long term tenants are sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent. **Please note:** properties on the Estate have a private water supply and will be billed annually in advance in accordance with the United Utilities rate at the time of billing. This information is available on their website under the page entitled "Household Charges" and tenants will be invoiced accordingly.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Up to two pets may be allowed at the landlord's discretion. Please download an application form from our website, call in or telephone. 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, 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.