



THE LODGE, CRAGG HALL

£1200PCM

Wray, LA2 8QT

A lovely spacious detached house offering flexible living in a peaceful rural setting with only a handful of neighbours and yet just a short drive from the popular Lune Valley village of Wray. Being convenient for Lancaster and the M6 J 34.

Open lawn with seating areas, gated entrance with ample parking, double garage block attached and small outhouse to the rear.

Offered unfurnished on an initial six month Assured Shorthold Tenancy Agreement. Long term tenants are sought.

Mains electric and water. Oil fired central heating and drainage to a septic tank. Double glazing throughout. EPC rated D. Council tax band E. B4RN hyperfast broadband connected.

- Large entrance hall (5.3m x 2.5m) with flagged floor
- Ground floor study/bedroom 5 (4.5m x 2.6m)
- Ground floor shower room
- Sitting room (4.7m x 4.5m) with woodburning stove
- Kitchen dining room (7.1m x 4.5m max) with modern wall and base units, double oven range and recesses for dishwasher/ washing machine, fridge and freezer, open to dining area and door to covered rear yard
- Bedroom 1 (4.7m x 3.6m) with ensuite shower room
- Bedrooms 2 & 3 (approx 3.6m x 2.6m) with built in wardrobes
- Bedroom 4 (6.1 x 2.6m) dual aspect and house bathroom

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

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estate agents



DIRECTIONS

Using satnav, the postcode will bring you to Higher Broadwood Farm, continue past this and follow the road around to the left and continue between two properties (with Cragg Hall being the one on the right) carry on the road and The Lodge can be found just beyond here on the right hand side.

/// *what3words* reference: *carting.stacks.enveloped*

Please note that this property is owned by a member of staff at Davis & Bowring.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	55	
(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		

TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial six 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. 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.