



DUCHY *of* LANCASTER

**davis &
bowring**

estate agents

HARBOUR FARMHOUSE

Offers over £2,000PCM

Salwick, Preston, PR4 0ZJ

A rare opportunity to occupy a spacious detached farmhouse along with stables, a one acre paddock and manège. On the prestigious Duchy of Lancaster Estate, Harbour Farmhouse has been recently decorated throughout and offers a lovely modern four-bedroom family home for those with a love for horses or looking for a hobby lifestyle.

Harbour Farmhouse has far-reaching views across open countryside, a garden and ample driveway parking.

Located in a rural location, yet close to a network of roads allowing easy access to M55 and M6 and a short drive to the centre of Preston.

Further land also available by separate negotiation.





HARBOUR FARMHOUSE

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Ground floor

- Entrance hall and front porch
- Cloakroom with WC and space for coats and boots
- Dining kitchen (4.5m x 4.2m) with modern wall and base units, integral dishwasher and fridge
- Utility room (3.3m x 2m) with boiler cupboard
- Snug/office (4.2m x 4.1m) with original stone mantel and woodburning stove
- Sitting room (4m x 4m) with woodburning stove

First floor

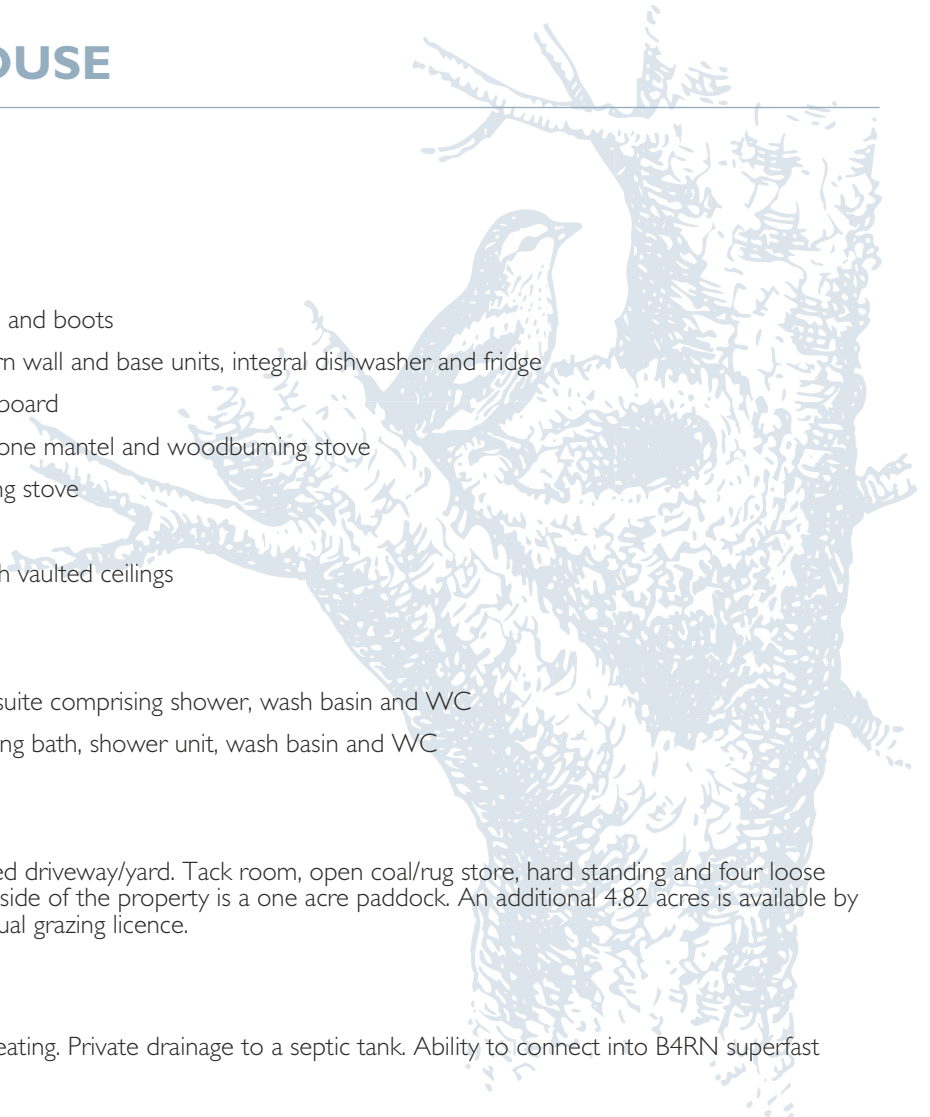
- Double bedroom 1 (4.6m x 4.2) with high vaulted ceilings
- Double bedroom 2 (4.2m x 2.9m)
- Double bedroom 3 (3.5m x 3.2m)
- Master bedroom (4.3m x 3.2m) with en-suite comprising shower, wash basin and WC
- House bathroom (2.9m x 2.7m) comprising bath, shower unit, wash basin and WC

Outside

Private garden to the front and side, large gated driveway/yard. Tack room, open coal/rug store, hard standing and four loose boxes. Manège/sand paddock. Directly to the side of the property is a one acre paddock. An additional 4.82 acres is available by separate negotiation and will be let on an annual grazing licence.

Services and Specification

Mains water and electricity. Oil fired central heating. Private drainage to a septic tank. Ability to connect into B4RN superfast broadband. Council tax band E. EPC rated E.





Useful information

TENURE AND RENTAL

The property is offered unfurnished on an Assured Shorthold Tenancy for an initial 12 month term although long term tenants are sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent. 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.

RESTRICTIONS AND APPLICATION

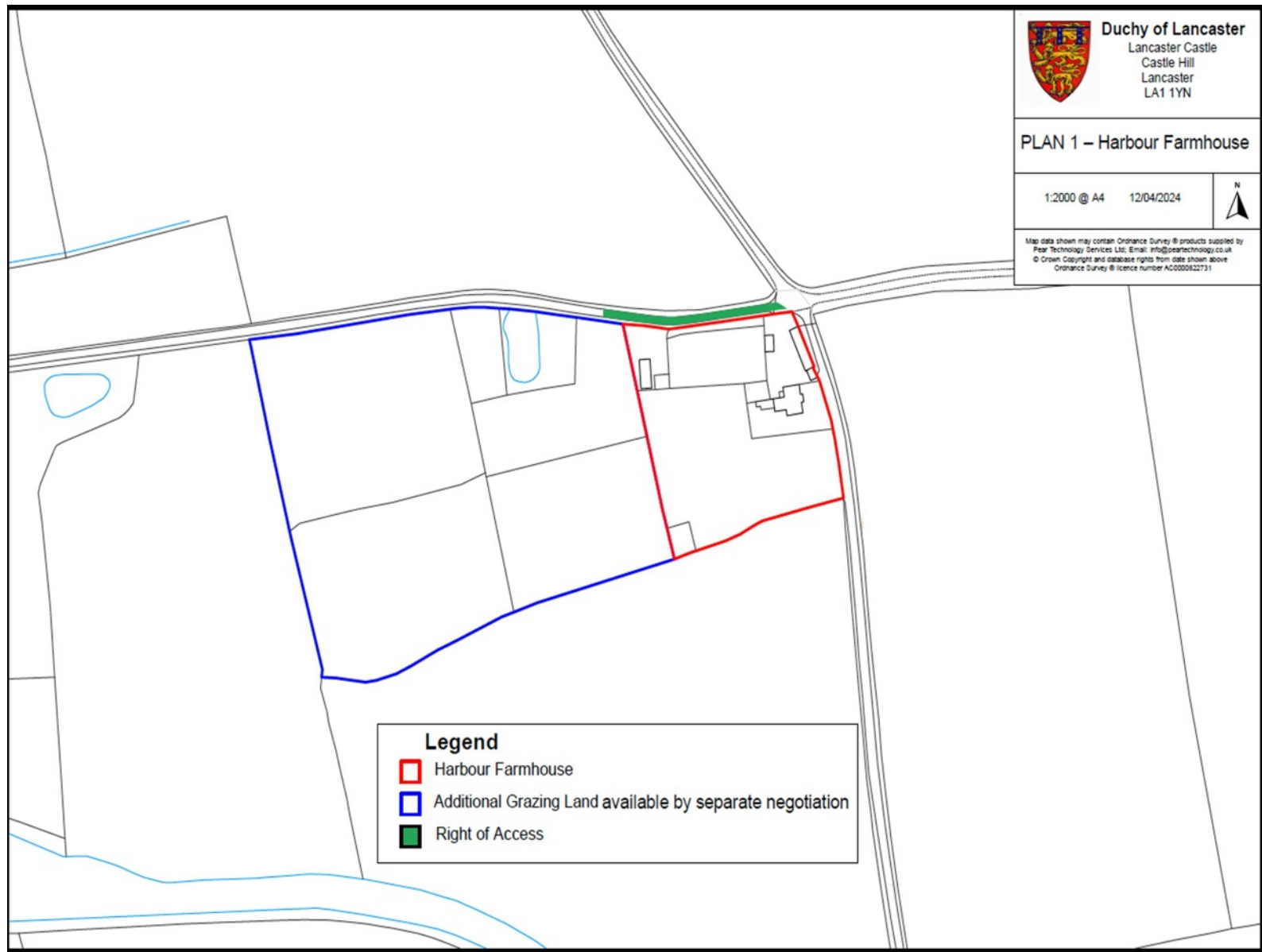
No smokers or sharers. Pets by prior agreement. Please email or telephone us for an application form.

DIRECTIONS

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VIEWINGS

Please call to register for viewing days, yet to be confirmed.



Lane House, Kendal Road
 Kirkby Lonsdale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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.