

## ANNESIDE

£3,000PCM

Cowan Bridge, near Kirkby Lonsdale

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**A wonderful opportunity to occupy a substantial country residence, finished to a high standard and located in a rural yet accessible location just a short drive from the sought after market town of Kirkby Lonsdale and with access to good road and rail links.**

Offering spacious accommodation set over three floors including large dining kitchen, sitting room, ground floor guest suite, family room and utility. Principal suite with dressing room, a further four bedrooms and two bathrooms to the first floor and a large en-suite bedroom and gym/office/hobbies room on the second floor.

**All within good sized, easy maintenance gardens with ample parking and stunning views towards Leck and the Barbon fells.**





## Anneside, Cowan Bridge, near Kirkby Lonsdale

Anneside is a large, light and spacious property which has been finished to a high standard. The property benefits from B4RN Hyperfast broadband, underfloor heating to the ground floor and first floor bathrooms and double glazed wooden windows throughout.

Set in good sized gardens with summer house and seating areas, the rear garden provides stunning views of Leck and Barbon fells. To the front of the property you will find ample parking.

The internal accommodation briefly comprises:

- Spacious entrance hall with cloaks cupboards and rear door to garden
- Sitting room (6.8m x 5.5m) a lovely spacious room with substantial stone fire surround and woodburner
- Dining kitchen (8.5m x 5.4m max) with breakfast island, integral appliances including tall fridge and freezer, dishwasher, wall mounted double oven with warming drawer, induction hob with gas burner, single island oven. Large dining area and double doors to patio and rear garden
- Family room (4.3m x 3.8m) with rear door to garden
- Cloakroom with WC
- Utility and boot room with built in cupboards and side access door
- Guest bedroom/office (4.4m x 2.7m) with bespoke pull down bed unit and en-suite shower room
- Principal bedroom suite (5.5m x 5.4m) full wall of built in wardrobes, dressing room with built in wardrobes and show racks and en-suite bathroom comprising freestanding opal bath, shower cubicle with large rainfall shower, WC and wash basin in wall mounted vanity unit.
- Bathroom comprising bath with over shower, WC and wash basin in vanity unit
- Bedroom 2 (4.3m x 3m) with built in wardrobe
- Bedroom 3 (4.6m x 2.9m)
- Bedroom 4 (2.9m x 2m)
- Bathroom comprising bath, shower cubicle, WC and wash basin
- Bedroom 5 (5.4m x 3m)
- Gym/office/hobbies room (5.4m x 2.5m) with under eaves storage
- Bedroom 6 (6m x 5.5m) with under eaves storage and en-suite shower room comprising shower, WC and wash basin

**Please note** - the property is offered unfurnished. The property can be available fully or partly furnished by separate negotiation.



## Useful information..

### TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy (AST) on an initial twelve month term however long term tenants are sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

Anneside is available for occupation from **early September 2024**. (possibly earlier by negotiation)

### RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets may be considered.

A holding deposit equals to one week's rent is payable on commencement of referencing. With a successful application, this amount will be offset against the deposit.

### RIGHTS RESERVED

The property is located on a private family estate and is accessed via a shared driveway, no roaming, other than within the boundary of Anneside is permitted. Vehicle access is granted to the property only.

### SERVICES

Mains electricity. Ground source central heating. Private water. Private drainage to a septic tank. Due to Anneside currently being used as a holiday it will need to be re banded once occupation has commenced. EPC rated D.

### VIEWING THE PROPERTY

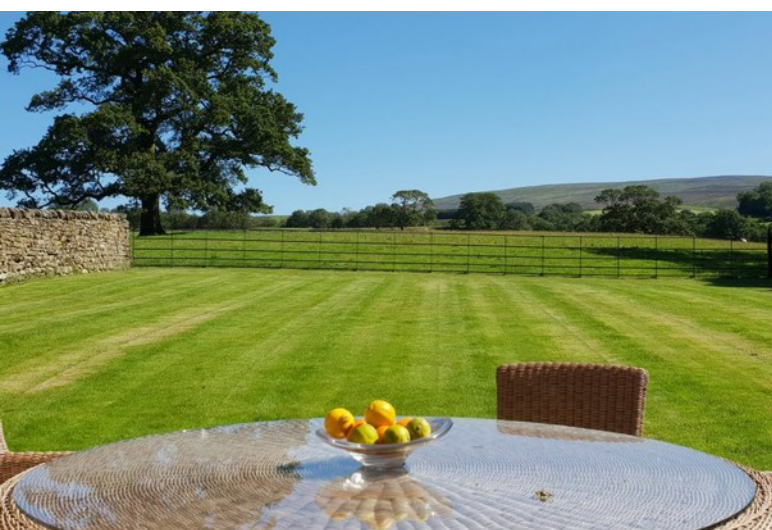
Please call our office to register your interest and request a viewing.

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