

GILBERTON

£1,200PCM

Over Wyreside, Abbeystead

A rare opportunity to occupy a three bedroom former farmhouse located on the prestigious Abbeystead Estate in a peaceful rural position and accessed via a private well maintained track with only wildlife as your neighbour.

In addition, there is a paddock extending to approximately 0.72 acres.

The property is offered unfurnished on a five year tenancy agreement with the paddock available on an annual grazing licence.





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Ground floor

- Open plan sitting and dining room (7.5m x 6m (max)) with woodburning stove to either side. Open to:
- Kitchen (6m x 3.3m) cream wall and base units with oven, hob and integral dishwasher. Through to:
- Utility room and ground floor shower room comprising shower and WC

First floor

- Bedroom 1 (4.1m x 2.5m) with ensuite shower room
- Bedroom 2 (3.5m x 3.4m)
- Bedroom 3 (3.2m x 2.5m)
- Three piece house bathroom

Outside

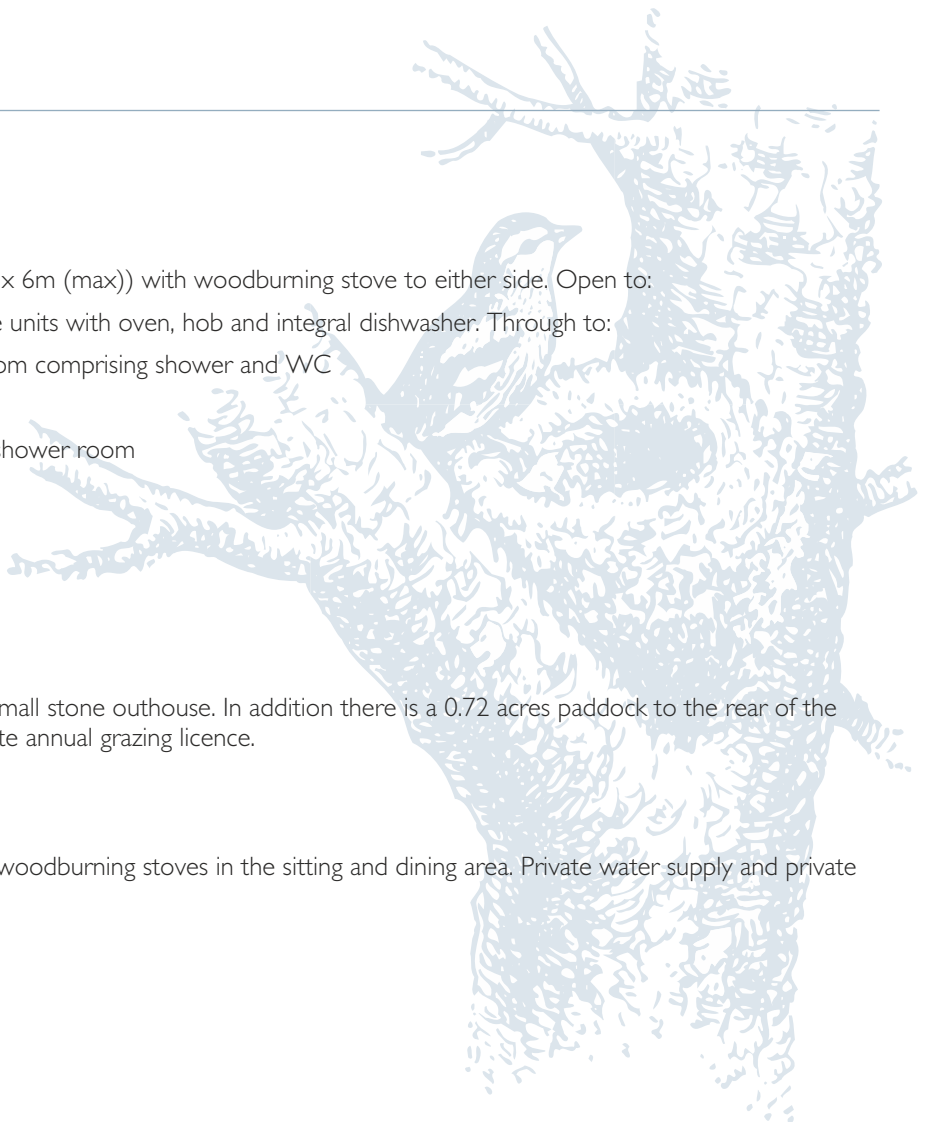
Private gardens with ample off road parking. Small stone outhouse. In addition there is a 0.72 acres paddock to the rear of the property which is available by way of a separate annual grazing licence.

Services and Specification

Mains electricity. Oil fired central heating and woodburning stoves in the sitting and dining area. Private water supply and private drainage. B4RN hyper-fast broadband.

Council Tax Band B.

EPC Rating: C.





Useful information

TENURE AND RENTAL

The property is offered unfurnished on an five year tenancy agreement (with a break in year two in favour of the Landlord). Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Pets by prior agreement. Please email 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.

DIRECTIONS

Full directions will be given when booking a viewing, but to give you an idea of the location and accessibility, the nearest junction on the M6 is J33 which is approx 10 miles distant. Lancaster is 9.5 miles away, Garstang 15 and Preston 20 miles.

/// *what3words reference: heightens.embarks.announce*

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Not to scale
For illustrative purposes only

