



**DUCHY *of* LANCASTER**

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bowring**

estate agents

## **FIR TREES FARMHOUSE**

**Offers over £1,500PCM**

Salwick, Preston, PR4 0ZJ

A lovely spacious, well appointed three bedroom detached former farmhouse on the prestigious Duchy of Lancaster Estate.

Fir Trees Farmhouse has far-reaching views across open countryside, easy to maintain enclosed gardens and a gated driveway with ample parking.

Located in a semi-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.





## FIR TREES FARMHOUSE

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### Ground floor

- Entrance hall
- Snug/office (3.7m x 2.5m)
- Dining room (5.4m x 4.8m) with under stairs cupboard and double sided woodburner also open to the:
- Sitting room (6m x m3.8)
- Kitchen (4.2m x 3.9m) with modern wall and base units, integral oven, dishwasher and fridge and space for upright fridge freezer, through to:
- Utility room with base units and recesses for washing machine and tumble dryer, through to;
- Ground floor cloakroom with WC and washbasin

### First floor

- Master bedroom (5.1m x 3.9m) with step down to a room comprising dressing area and en-suite comprising shower, twin wash basins and WC.
- Double bedroom 2 (4.8m x 3.9m)
- Double bedroom 3 (3m x 2.9m)
- House bathroom (2.9m x 2.3m) comprising bath with shower over, wash basin and WC
- Spacious landing with room for a desk or sofa

### Outside

Gated gravel driveway with parking for several cars, gardens to three sides and open countryside views.

### Services and Specification

Mains water and electricity. Oil fired central heating. Private drainage to a septic tank. Double glazed throughout. Ability to connect into Broadband connected. Council tax band G. EPC rated E.





## Useful information

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### 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

*/// what3words reference: mercy.jokes.moving*

### VIEWINGS

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



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

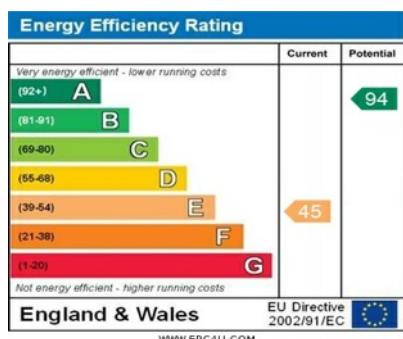
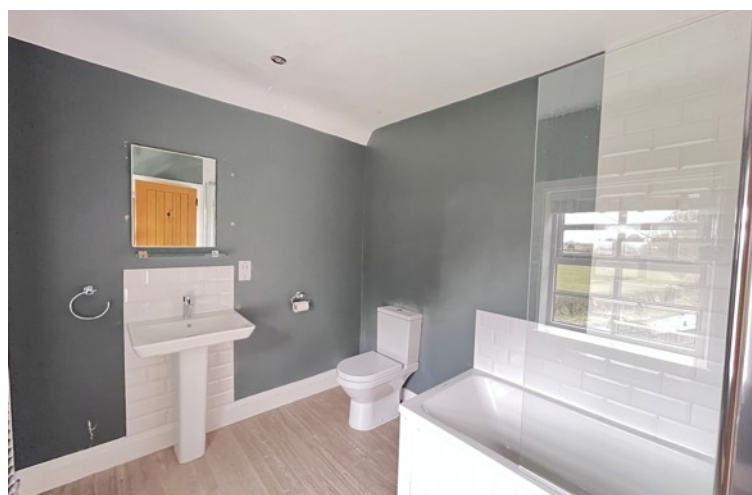
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