

CALDERMOUTH FARMHOUSE

£1,750PCM

Oakenclough PR3 1UJ

If you are looking for a large, spacious home with beautiful views, peace, quiet and tranquility all in a rural setting (and you don't mind opening a gate or two) then this is definitely one to view.

Caldermouth Farmhouse has been renovated throughout, with new kitchen and bathrooms and offers a spacious family home with just livestock and wildlife for near neighbours and views from every outlook.

Located approximately 15 minutes from the M6 motorway and 30 minutes from Preston and rail networks.





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Ground floor

- Entrance porch, perfect for coats and boots
- Kitchen (4.7m x 4.1m) modern cream wall and base units. Integrated oven, grill, microwave and induction hob. Recesses for dishwasher and under counter fridge
- Utility/boiler room
- Sitting/dining room (10.9m max x 7.8m) a lovely large space with woodburner and double patio doors to seating area
- Snug/office (3.4m x 2.6m)
- Cloakroom

First floor

- Double bedroom 1 (6.9m x 3.4m) with en-suite (2.3m x 1.8m) comprising shower cubicle, washbasin and WC
- Bedroom 2 (3.2m x 2.4m)
- Bedroom 3 (3.9m max x 2.3m)
- Bedroom 4 (4.9m max x 3.3m)
- House bath room (2.6m x 2.1m) comprising bath, shower cubicle, washbasin and WC and Separate WC
- Bedroom 5 (4.3m x 3.2m)
- Bedroom 6 (4.5m x 2.5m)

Outside

Enclosed easy to maintain garden with lawn areas and spacious driveway. Wooden shed.

Services and Specification

Mains water and electric. Oil fired central heating with underfloor heating to the ground floor. Drainage to a septic tank. Fully double glazed. B4RN hyperfast broadband connected. Council tax rated G. EPC rated C.

Useful information

TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy for an initial 12 month term although longer 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

In order to reach the property please follow the what3words reference which will take you to the entrance of the new drive: ***curious.pegs.unwound*** - once here, proceed through the gate and follow the track until you reach Caldermouth Farmhouse, you will pass one other property on the left

To view the property location on googlemaps please use the what3words reference: ***nicer.stirs.bookmark*** - please note that the current satellite image shows agricultural buildings close to the property which have since been removed, a new track has also been created to access the property which is not yet visible.

VIEWINGS

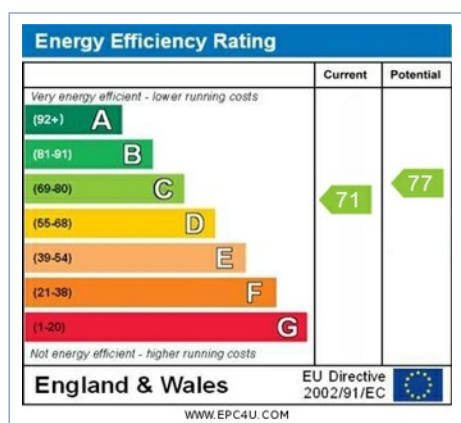
Please call the office to arrange a viewing.



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