



DUCHY *of* LANCASTER

**davis&
bowring**

estate agents

2 GLEAVES HILL BARN

Offers over £1,650PCM

Bay Horse, LA2 9DY

An opportunity to rent a lovely converted, energy efficient barn conversion on the prestigious Duchy of Lancaster Estate. Finished to a high specification and ready to occupy. Offering open plan living kitchen dining room, separate sitting room, three double bedrooms and two bathrooms. Large side and rear lawns with seating terraces to the front and rear, shared private drive, three parking spaces and open countryside views.

Located in a semi-rural location yet with excellent access to Lancaster, Garstang, Preston, the M6 motorway and rail links.





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Ground floor

- Spacious entrance hall
- Light and spacious dining kitchen (8m x 6m) grey kitchen units with white quartz worktops, integrated fridge freezer and dishwasher, double oven, induction hob, central island with wooden worktop and breakfast bar, double height glass doors to seating terrace
- Sitting room (5m x 4.7m) open to the apex with original beams and wood burning stove, door to garden and open views
- Study/bedroom 3 (5m x 3.2m) with floor to ceiling windows and garden views
- Three piece bathroom (2.4m x 1.8m) comprising bath with over shower, WC and wash basin
- Utility and plant room

First floor

- Spacious landing, open to the apex with space for a desk or a reading area
- Double bedroom 1 (4.9m x 3.6m) with walk in dressing area (5.2m x 1.7m) and additional storage room
- Double bedroom 2 (4m x 3.6m) with open views
- House bathroom (2.9m x 2.7m) comprising bath, walk in shower cubicle, "Jack and Jill" wash basins and WC

Outside

Private side and rear lawned garden (you may want a ride on mower!) with open countryside views and flagged seating areas to the front and rear. Parking for three cars and an electric charging point.

Services and Specification

Mains water and electricity. Ground source heating and hot water system. Private drainage to a sewerage treatment plant. B4RN superfast broadband connected. Council tax band F. EPC rated B.



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

/// what3words reference: conforms.gloves.rich

VIEWINGS

Please call to register for viewing days



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

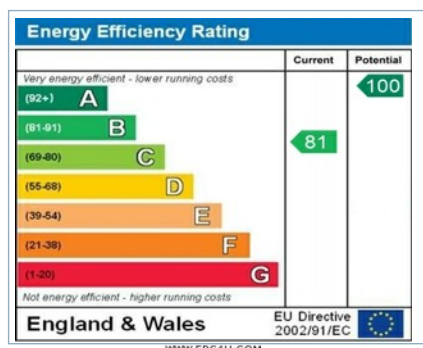
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