

## THURLAND COTTAGE

£1,695PCM

Thurland Castle, Tunstall, LA6 2QR

Set within the prestigious Grade II\* Listed moated Thurland Castle, this stunning two bedroom detached property is located around a beautiful landscaped courtyard within the historic stallion stable quarters and offers private, secure and stylish country living.

Having a seating area within the courtyard, there is also a double garage as well as private and visitor parking. Enjoying shared use of a tennis court and 10 acres of landscaped grounds with stunning parkland scenery and a splendid gated tree lined drive.

Conveniently located just 4 miles from the A65 and the popular market town of Kirkby Lonsdale and only 11.7 miles from M6 J34 for easy road and rail links.







## THURLAND COTTAGE

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### Accommodation comprises;

- Dining kitchen (5.7m x 2.6m) with modern painted wall and base units with marble worktops, integral dishwasher and fridge freezer, gas hob and double electric oven. Fitted breakfast table and display cabinet.
- Sitting/dining room (5.8m x 4.8m) with gas flame fire
- Shower room comprising wash basin, shower cubicle and WC
- Double bedroom 2 (3.8m x 2.5m) with fitted wall to wall wardrobes
- Dressing room/office (3.6m x 3m) with fitted wardrobes and desk
- Principal bedroom (4.8m x 3.6m) with fitted drawers and vanity unit
- En-suite bathroom comprising oval bath, shower cubicle, wash basin and WC

### Outside

Open seating area to the courtyard, double garage, private and visitor parking as well as full wander of the 10 acres of tended gardens and parkland. Secure gated driveway.

### Services and Specification

Mains electricity and metered water. LPG gas underfloor heating to all rooms with the exception of the principal bedroom which has electric heating panels. Private drainage to a shared treatment plant. B4RN superfast broadband connected at an additional cost of £33 per month. Council tax band E. EPC rated E.

The rent includes all site maintenance fees.



## Useful information

### TENURE AND RENTAL

The property is offered unfurnished (with the exception of the mentioned fitted furniture) on an Assured Shorthold Tenancy for a minimum 6 month term. 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

To reach the gated entrance follow the *what3words* reference: *///vacancies.horses.drama*

### VIEWINGS

Please call to register for viewing days.

Please note that the external photographs were taken in 2019.

## Thurland Cottage, Thurland Castle, Tunstall, LA6 2QR

Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft

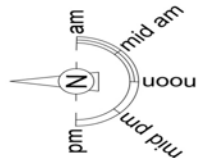


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID565526)



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	63
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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