



## I HOME FARM

£850PCM

Gresgarth LA2 9NB

Situated in a small courtyard, an attractive barn conversion in a leafy, riverside setting offering spacious accommodation. On the edge of Caton and extremely convenient for Lancaster, schools and M6 J34.

Two small outhouses and rear cobbled garden, parking for two cars. Lovely woodland walks from the door.

Available immediately on an initial twelve month Assured Shorthold Tenancy Agreement. Long term tenants are sought.

Mains gas, electricity and water. Gas fired central heating. Drainage to a private system. EPC rated D. Council tax band A.

- Entrance hall off to cloakroom and WC
- Sitting room (5.2m x 4.2m) with woodburner
- Dining kitchen (5.1m x 2.2m) with gas oven, space for washing machine and rear door to covered outhouse
- Bedroom 1 (6.1m x 5.8m max) overlooking the river
- Bedroom 2 (4m x 3m)
- Bedroom 3 (3.6m x 2.7m)
- House bathroom comprising bath with over shower, wash basin and WC



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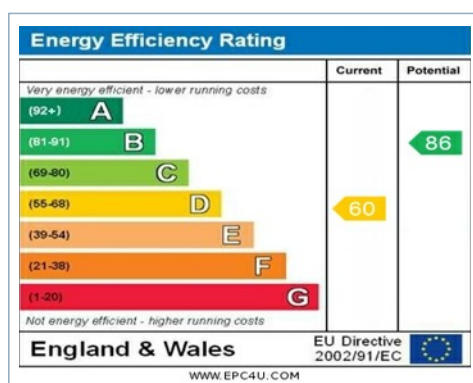
estate agents



## DIRECTIONS

Leaving Caton on the A683, turn left after The Ship Inn, signposted Quernmore. Proceed along this road and where it takes a sharp turn to the right outside the gates to Gresgarth Hall, turn left onto the private drive. Take the first right and Number 1 is straight ahead however please park to the right in front of the barn doors.

What3words reference: ///evolution.scoring.asset



## TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial twelve month term, although long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent.

## RESTRICTIONS AND APPLICATION

No smokers or sharers. Please call in or telephone us for an application form. Pets by agreement.

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.

IMPORTANT - Davis & Bowring, for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) these particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Davis & Bowring, has any authority to make or give any representation or warranty whatever in relation to this property.