



ADMARSH BARN

£1500PCM

Bleasdale, Preston, PR3 1UY

With 360° panoramic views, a well presented and substantial barn conversion which has been freshly decorated with new carpets. Situated between Chipping and Garstang on a traditional and well respected sporting estate whilst remaining convenient for Preston (14 miles) and M6.

Large garden with two sheds and garden room. Ample driveway parking.

Available on an initial twelve month Assured Shorthold Tenancy Agreement, long term tenants are sought.

Oil fired central heating. Private water supply and drainage to a septic tank. B4RN hyperfast broadband connected. EPC rated C. Council tax band G.

- Large dining kitchen
- Spacious sitting room and separate snug
- Three double bedrooms and one single
- Bathroom and shower room
- Utility and cloakroom
- Spacious landing, ideal as a study
- Beautiful unspoiled country views
- EPC rated C

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DIRECTIONS

Off the M6 J32 take the A6 for Garstang. After leaving Bilborrow/Brock turn right just before the Shell garage following signs for Calder Vale, Oakenclough and Beacon Fell Country Park. Drive over the canal, railway and motorway. At 'Y' junction fork right. Take next left (signposted Chipping) and follow winding road 2.5 miles to 'T' junction. Turn left and after 300 yards turn right (signposted Bleasdale). Continue for approx. 2 miles at which point you will pass a lodge house. From here continue 0.9 miles and turn left onto 'Bleasdale Cottages Private Road'. At the fork bear left. Pass the school and Admarsh Barn is opposite the church on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

TENURE AND RENTAL

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

RESTRICTIONS AND APPLICATION

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

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, photographs, measurements, areas, 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 nor have we carried out a detailed survey or tested the services, appliances or fittings in the property; (iv) all viewings are carried out at the sole risk of the viewer and neither the selling agent nor the vendor takes responsibility for any part of the property.