



THE BOTHY, FRIARS HEAD FARM

£700 PCM

Flasby-with-Winterburn

A fantastic compact bungalow located in the rural idyllic hamlet of Flasby with Winterburn. The Bothy is a former farm building converted to the specification, with under floor heating throughout, a large multi fuel stove, solid oak internal doors and limestone flagged floor.

The Bothy comprises a well proportioned living kitchen, entrance hall with storage, bathroom with shower over bath and a double bedroom. Externally, the views across the fields from the private garden are stunning.

This is a rare opportunity to rent a lovely bungalow on a privately owned farm.

Under floor oil heating. Mains water and mains electricity via a private sub meter from the main property. Drainage to a septic tank. Double glazed throughout. Council tax band B. EPC rated D.

- Fantastic rural views
- Open plan living kitchen with multi fuel stove
- Private parking
- Garden with terraced area
- Under floor heating throughout
- Modern fittings with traditional features

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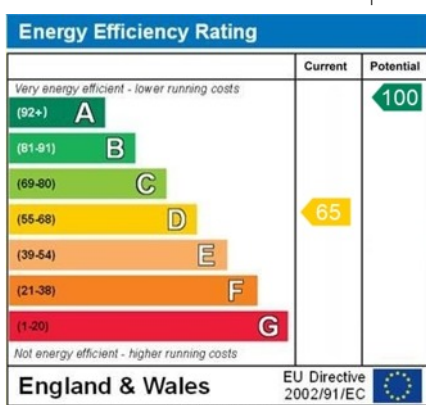
Ground Floor



DIRECTIONS

Travelling from Gargrave, take the turning towards Malham & Grassington along Eshton Lane for two miles, take the right hand turning to Winterburn and follow for half a mile and you will see Friars Head on your left, take the drive and follow round to the rear of the main house where you will find The Bothy.

What3Words reference: ///flock.hopefully.chiefs



TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy for an initial six month period, although long term applicants are preferred. Rent to be paid monthly by standing order. Deposit equal to five week's rent.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Please call in or telephone us for an application form. Pets may be considered 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, 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.