



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 room with multi fuel stove
- Private parking
- Garden with terraced area
- Under floor heating throughout
- Modern fittings with traditional features

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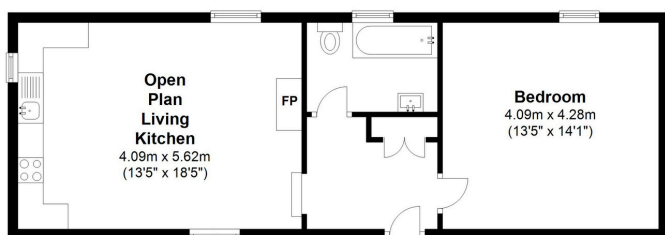


DIRECTIONS

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

Ground Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		114
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		

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