



HALT END BARN

£1,400PCM

Borwick LA6 1AJ

A newly converted spacious end terrace barn conversion finished to a high standard whilst retaining original features. Located on a former farmstead and on the edge of the popular village of Borwick, being conveniently located for easy access to M6 J35 and the A6 for travel to Kendal and Lancaster. Neighbouring property Pheasant Field Cottage, a two bedroom property is also available to rent.

Divorced enclosed garden, small rear yard and parking for two cars.

Offered unfurnished on an Assured Periodic Tenancy Agreement, long term tenants are sought.

Mains electric and water. Air source central heating with under floor heating to ground floor and the bathrooms. Private drainage to a septic tank. B4RN Hyperfast Broadband connected. EPC rated C. Council Tax band E.

- Entrance hall with space for boots and coats through to;
- Open plan living kitchen (7.3m x 5.3m) modern kitchen with quartz worktops, integral dishwasher, fridge freezer and double oven. Breakfast island with hob and integral extractor. Through to;
- Utility area with separate WC and boiler cupboard
- Bedroom 1 (4.2m x 4.2m max) with under eaves storage. En-suite shower room
- Bedroom 2 (3.8m max x 3.1m), with built in cupboard and en-suite shower room

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DIRECTIONS

What3words reference **/// brightens.careful.lizards**

TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy, 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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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