



## SPOUT HOUSE

£1600PCM

Lupton, LA6 1PQ

A substantial farmhouse with character features offering spacious accommodation over three floors with cellar. Being convenient for the M6 and just a short drive to Kirkby Lonsdale.

Small front garden, further land available by separate negotiation. Newly laid private driveway to large rear gravel courtyard providing plenty of parking and space to sit outside. Two outhouses.

Available now on an initial twelve month Assured Shorthold Tenancy agreement. Long term tenants are sought.

Oil fired central heating, mains electric and water. Private drainage. Mostly double glazed throughout. EPC rated E. Council Tax band F.

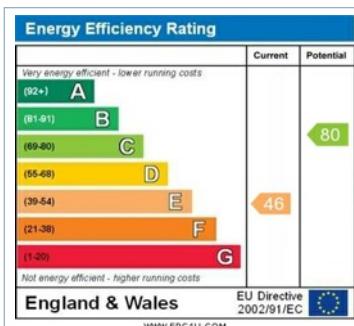
- Kitchen dining room (10m x 4m) modern kitchen units with quartz style work tops. Integral double oven and hob, space for dishwasher and fridge freezer, open to dual aspect dining area with woodburning stove
- Boot room (5m x 3.7m) through to utility room with separate WC and boiler cupboard
- Sitting room with open fire (4m x 3.9m) and office (5m x 3.9m)
- Three double bedrooms to the first floor with two house bathrooms
- Two double bedrooms with apex ceilings to the second floor with shower room



## DIRECTIONS

From the M6 junction 36 follow the A65 towards Kirkby Lonsdale, continue along this road and after approx 0.7 of a mile turn right over a cattlegrid and proceed along the track. Spout House can be found on the left. The what3words reference below will bring you to the road entrance.

/// what3words reference: foremost.workloads.recital



## 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. 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.