

# DANDY BIRKS FARMHOUSE & BUILDINGS

CLAUGHTON-ON-BROCK, PR3 0GN



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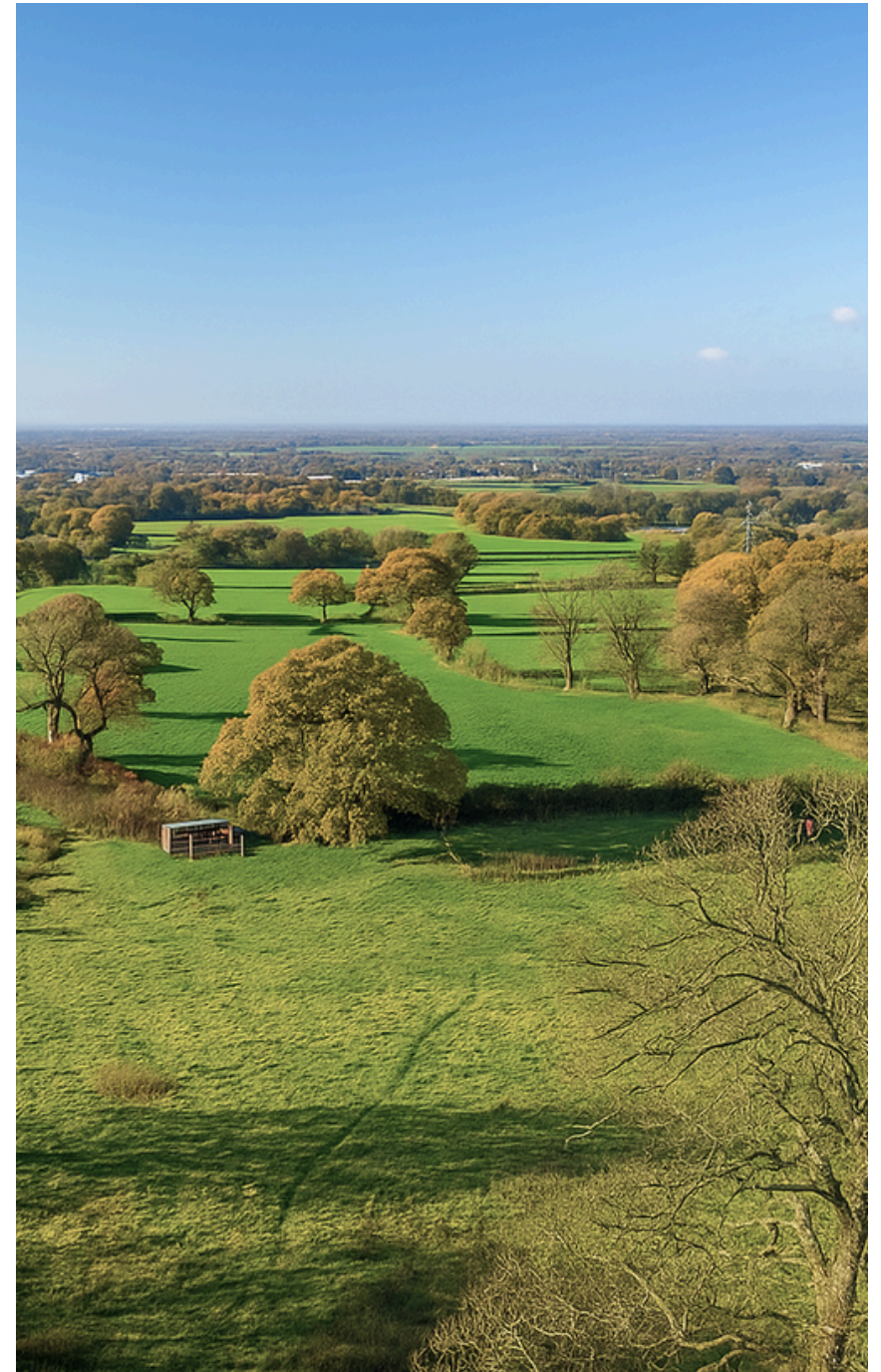
Garstang 3 miles | Leeds Bradford Airport 55 miles |  
Preston 10 miles

A beautifully presented, spacious four bedroom detached farmhouse nestled in a picturesque rural setting. The property enjoys breathtaking panoramic views stretching across the stunning Fylde countryside, creating an idyllic backdrop for both family living and entertaining. Alongside the farmhouse there are a substantial range of former farm buildings including stables which could provide exciting business opportunities or useful additional storage. The property also benefits from 0.73 hectares (1.80 acres) of land.

TO LET ON AN UNFURNISHED BASIS

£2,750  
PER CALENDAR MONTH

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## LOCATION

Dandy Birks is set in an elevated rural location with panoramic views across the Fylde Countryside. Cloughton offers a well-attended and excellent primary school which lies a short distance south-east of Garstang offering three supermarkets and a weekly market. Preston is approximately 10 miles from Dandy Birks which offers a wide range of amenities including independent shops, supermarkets, well regarded education establishments and excellent transport links.

What3Words: ///originals.zone.rival

## DIRECTIONS

Cloughton-on-Brock is located southeast of Garstang. Turn left off the A6 between Bilsborrow and Catterall at the road junction immediately adjacent to the Spar and Shell Garage. The turning is signposted for Beacon Fell Country Park. After crossing over the canal, railway line and motorway turn left. Proceed to the next junction and turn right. Follow this road, taking the second turn on the right before the bridge. Proceed along Butt Hill Lane, taking the second right up the private access road to Dandy Birks.

## DANDY BIRKS FARMHOUSE

A four bedroom farmhouse positioned opposite the farm steading to the south of the public highway. A pedestrian gate provides convenient access to the rear garden from the steading.

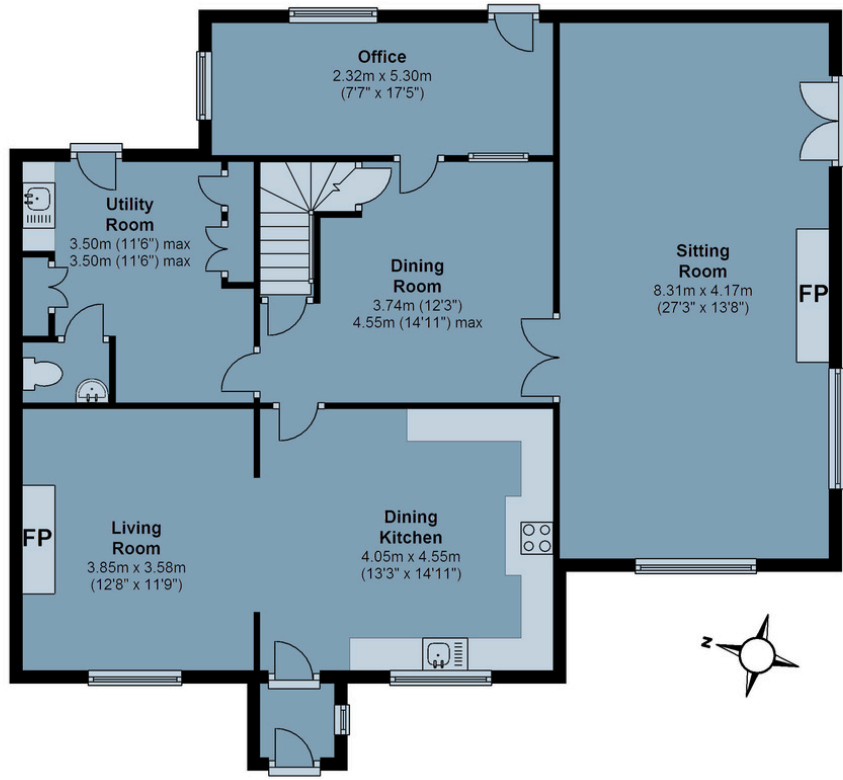


The farmhouse is connected to B4RN fibre optic superfast broadband network and benefits from a private driveway providing ample parking. The garden wraps around the property with the benefit of a poly tunnel and an orchard to the rear of the barns. The farmhouse provides well-maintained accommodation including spacious family living areas and briefly comprises the following:

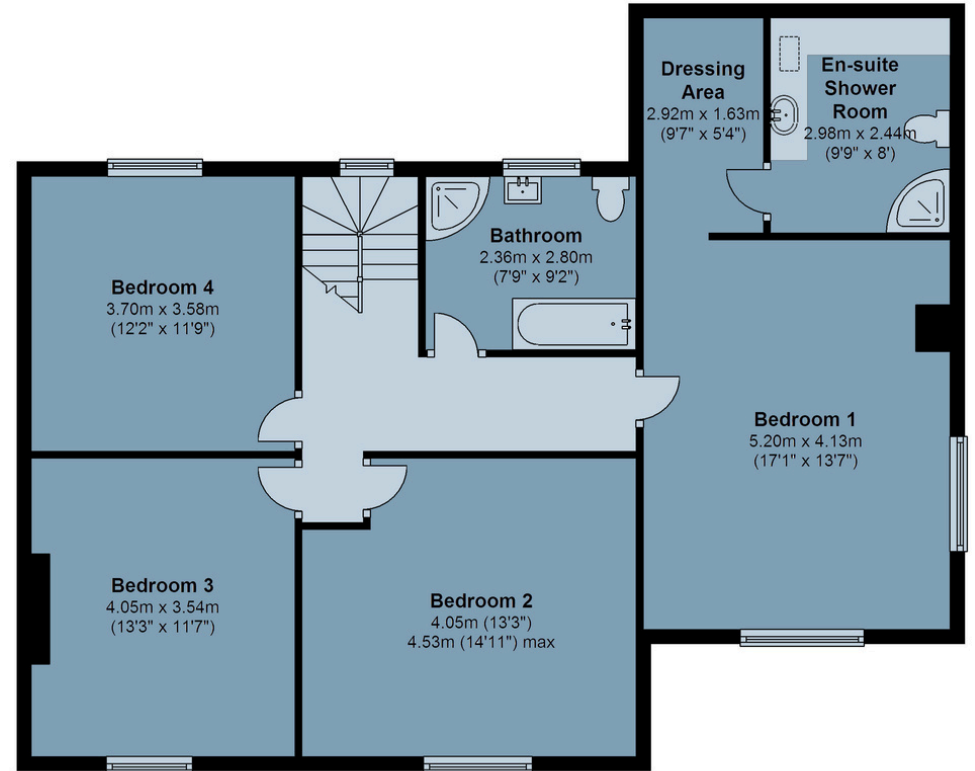
Ground floor: Utility/boot room, downstairs WC, kitchen with an adjoining family/dining area featuring a wood burner, a separate dining room with doors leading to the cellar, office space, and a spacious family sitting room with a wood-burning stove.

First floor: Four double bedrooms, one en-suite shower room and a family bathroom including full three piece suite with shower cubicle.

### Ground Floor



### First Floor





## BUILDINGS

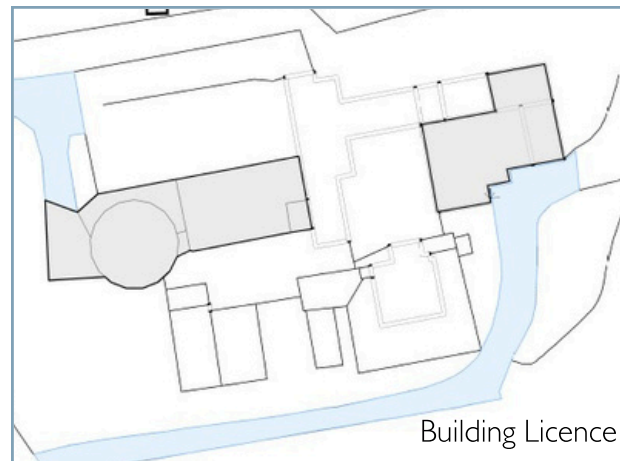
The buildings are conveniently arranged around a charming cobbled courtyard located to the rear of the property. They include a traditional stone-built structure housing two well-proportioned stables, ideal for equestrian use or adaptable to alternative purposes.

In addition, there is a versatile range of storage sheds, providing ample space for tools, equipment, or general household storage. One of the unique highlights is your very own bar – a characterful outbuilding complete with a boarded loft. The loft can also be easily accessed directly from the stables, offering an additional storage area. Completing the arrangement is a generous lean-to, perfectly suited for housing vehicles, garden machinery, or outdoor equipment. The buildings will be let on a building licence.

## LAND

A paddock extending to approximately 0.73 hectares (1.8 acres) is included with the property and is made available under a grazing licence. The agreement allows the prospective tenant access strictly for the purposes of grazing, mowing, and removing grass, ensuring the land is maintained in good order.

The paddock benefits from a small, practical field shelter positioned at the lower end. The boundary of the paddock is enclosed by an electric fence.



## GENERAL REMARKS

## TENURE & RENTAL

The farmhouse is offered to let from mid May 2026 on an Assured Shorthold Tenancy for an initial twelve month term, although long term tenants are preferred. The land and buildings are to be made available via separate licence agreements.

Rent to be paid monthly by standing order. Deposit equal to 5 weeks rent.

## RESTRICTIONS & APPLICATION

No smokers, pets only by prior agreement. A viewing must be undertaken before submitting an application form.

## ENQUIRIES

To enquire further or to request details please contact the Letting Agents Davis & Bowring:

T: 015242 74440

E: [lauren.strand@davis-bowring.co.uk](mailto:lauren.strand@davis-bowring.co.uk)

## VIEWINGS

Viewings are strictly by appointment only with the Letting Agents of Davis & Bowring:

Contact number: 015242 74440



IMPORTANT: Davis & Bowring, for themselves and for the 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 tenants, 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 letting agent nor the lessor takes responsibility for any part of the property. Photographs obtained and particulars prepared September 2025.

[www.davis-bowring.co.uk](http://www.davis-bowring.co.uk)  
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