



DUCHY *of* LANCASTER

**davis &
bowring**

estate agents

BANTONS BARN

£2,000PCM

Dolphinholme, LA2 9DQ

A rare opportunity to occupy a beautifully converted Grade II curtilage listed end terrace barn conversion on the prestigious Duchy of Lancaster Estate. Finished to a high specification with great attention to detail. Offering open plan living, four double bedrooms and three bathrooms. Landscaped gardens with seating terraces, shared private drive, three parking spaces and lovely views towards the Trough of Bowland fells.

Located in a semi-rural location, close to the village of Dolphinholme, yet with excellent access to Lancaster, the M6 motorway and rail links.





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Ground floor

- Spacious entrance hall
- Study/bedroom 4 (4.3m x 3.3m) with large patio doors to seating terrace with wonderful views
- Three piece shower room
- Utility room

First floor

- Light and spacious dining kitchen (6.9m x 3m) with high vaulted ceiling open to original beams, grey shaker style kitchen units with white quartz worktops, integrated fridge freezer and dishwasher, central island with breakfast bar and steps to;
- Large, bright open plan sitting room (6.9m x 4.2m) with original beams and super views

Lower ground floor

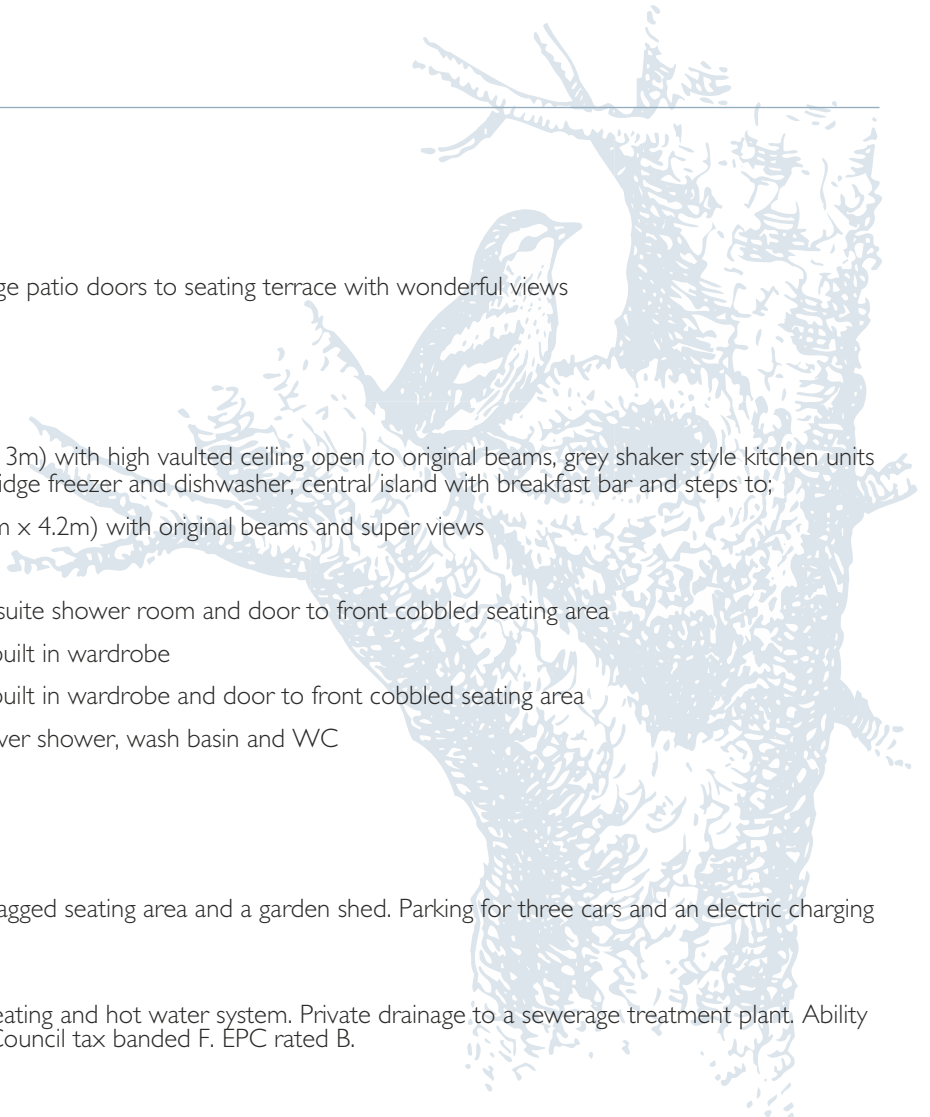
- Master bedroom (3.2m x 3.2m) with en-suite shower room and door to front cobbled seating area
- Double bedroom 2 (2.9m x 2.5m) with built in wardrobe
- Double bedroom 3 (4.6m x 2.6m) with built in wardrobe and door to front cobbled seating area
- House bathroom comprising bath with over shower, wash basin and WC
- Plant room and useful cloaks cupboard

Outside

Private garden with open views, level lawns, flagged seating area and a garden shed. Parking for three cars and an electric charging point.

Services and Specification

Mains water and electricity. Ground source heating and hot water system. Private drainage to a sewerage treatment plant. Ability to connect into B4RN superfast broadband. Council tax banded F. EPC rated B.





Useful information

TENURE AND RENTAL

The property is offered unfurnished on an Assured Periodic Tenancy, long term tenants are sought. Rent to be paid monthly by standing order. Deposit equal to five weeks' rent. 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.

RESTRICTIONS AND APPLICATION

No smokers or sharers. Please email or telephone us for an application form.

DIRECTIONS

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VIEWINGS

To arrange a viewing please contact the letting agent.

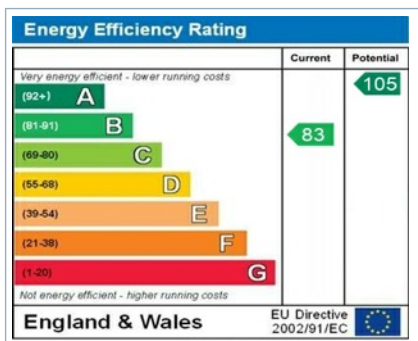


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