



PHEASANT FIELD COTTAGE

£1,300PCM

Borwick LA6 1AJ

A newly renovated end of terrace period cottage set over three floors offering character features with a contemporary finish. 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 and newly converted Halt End Barn, a two bedroom property is also available to rent.

Small side yard, divorced lawn garden and parking for two cars.

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

Mains electric and water. Electric wall heaters with wood burning stove in the sitting room. Private drainage to a septic tank. B4RN Hyperfast Broadband connected. EPC rated E. Council Tax band B.

- Entrance hall with cloakroom
- Open plan living dining kitchen (7.3m x 4.3) modern kitchen with quartz worktops, integral dishwasher, washing machine, fridge freezer and double oven. Breakfast island with hob. Small half cellar.
- Bedroom 1 (3.5m x 3.3m) with built in cupboard
- Bedroom 2 (3.6m x 2.5m)
- House shower room
- Attic room 1 (3.8m x 3.6m)
- Attic room (3.3m x 3.25m)

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

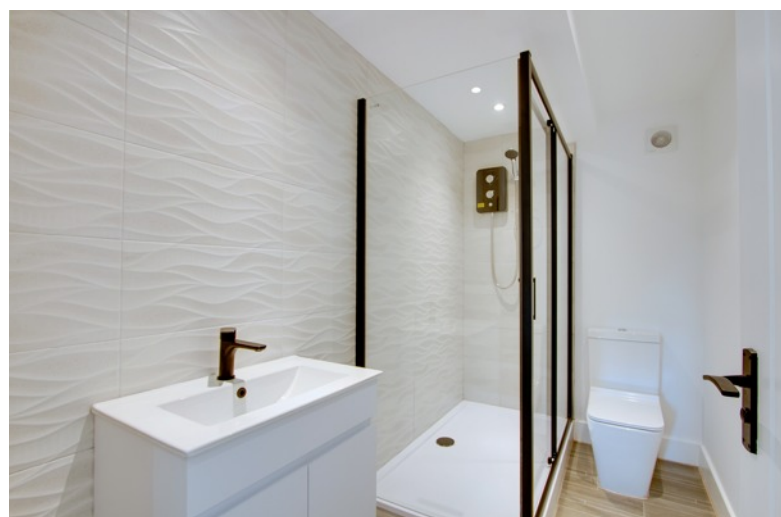
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bowring

estate agents



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		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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