

HIGHER LEE

Abbeystead, Trough of Bowland, LA2 9FA

An extremely impressive and architecturally rich Grade II* Listed country residence of immense character and charm, having recently undergone significant high-specification renovation and refurbishment, sensitively blending original character features with modern comforts.

Situated within the prestigious Abbeystead Estate, Higher Lee is available for long term occupancy. Set over four floors with two reception rooms, a dining kitchen, staircase hall, cellar rooms, cloakroom, five bedrooms (two being en suite) and house bathroom. A substantial detached barn with large garage, gardener's room, utility room, games room and various storage rooms.

Private drive with ample parking and delightful established gardens with croquet lawn, ornamental streams, a willow maze and a bank of woodland adjoining the River Grizedale.

In a peaceful setting yet conveniently close for access to M6, Lancaster and Preston as well as rail links.





Welcome to **HIGHER LEE**

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Ground floor

- Spacious entrance hall with access to the cellars
- Drawing room (7.4m x 4.6m) with ornate stone arches and woodburning stove
- Dining room (4.6m x 4.5m) with woodburning stove
- Newly fitted bespoke kitchen with breakfast island
- Two piece cloakroom

First floor

- Bedroom 1 (4.6m x 4.5m) with en suite shower room
- Bedroom 2 (4.7m x 4.5m)
- Bedroom 3 (4.9m x 4m)
- Bedroom 4/study (3.5m x 2.4m)
- House bathroom comprising bath, wash basin and WC

Second floor

- Spacious attic bedroom suite (7.5m x 7.4m) open to the apex with beams, dressing area and en suite shower room

Detached Barn/Garage

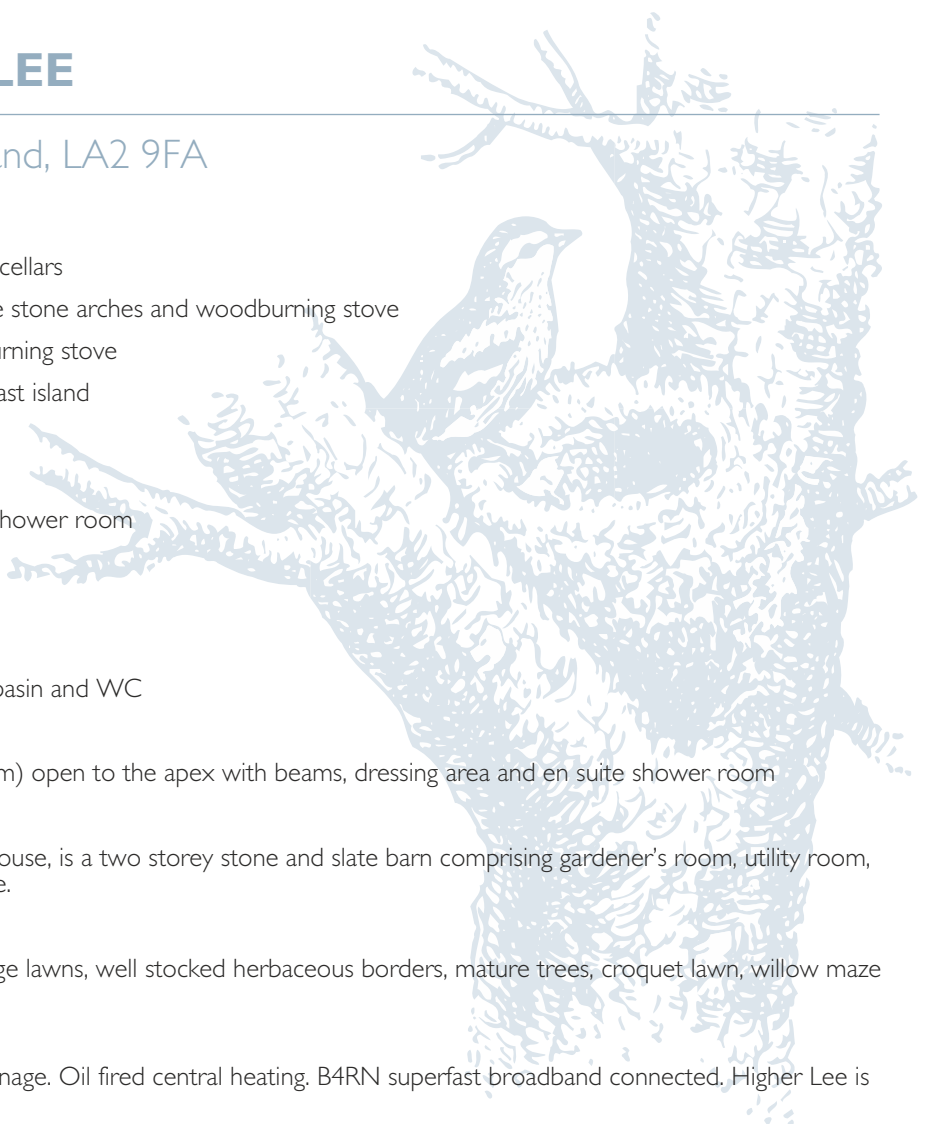
Set across the courtyard to the north of the house, is a two storey stone and slate barn comprising gardener's room, utility room, large garage, games room and workshop space.

Outside

Private, beautifully manicured gardens with large lawns, well stocked herbaceous borders, mature trees, croquet lawn, willow maze and large flagged seating terrace.

Services and Specification

Mains electricity. Private water supply and drainage. Oil fired central heating. B4RN superfast broadband connected. Higher Lee is not yet banded for Council tax. EPC rated D.





Useful information

TENURE AND RENTAL

The property is offered unfurnished on a common law tenancy agreement only and the tenant must be an incorporated and registered company. The landlord is seeking a long term tenant on an initial five year lease, subject to parties agreeing the final lease documentation.

The tenant shall be responsible, at their own cost, for the maintenance, upkeep and management of the garden and all external landscaped areas. The required standard and specification shall be agreed with the landlord's agent.

The landlord will look to impose user restrictions that prohibit venue hire, commercial events and other organised gatherings. The tenant would be responsible, subject to landlord's consent, for obtaining appropriate planning consent for any proposed use.

RESTRICTIONS AND APPLICATION

Please email or telephone us for an application form.

DIRECTIONS

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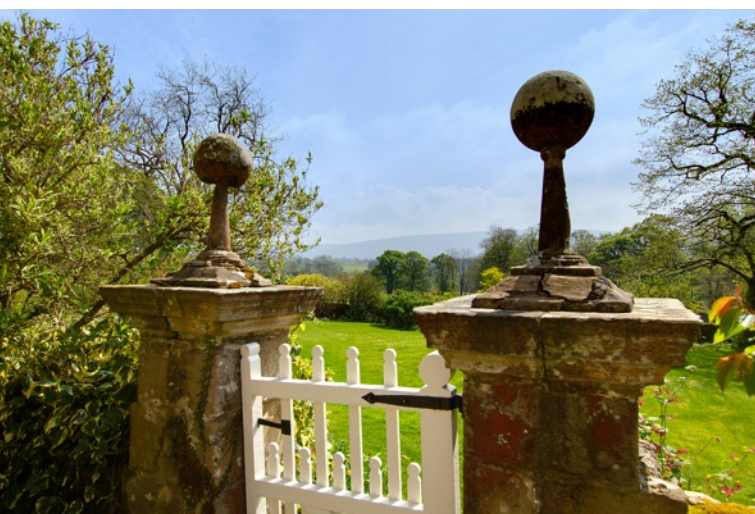
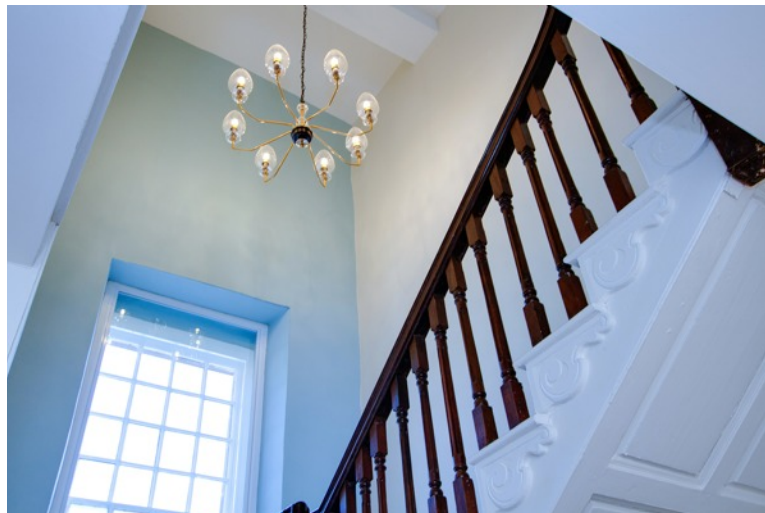


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