



GREENSIDE

£1,900PCM

Lupton, LA6 2QD

A former farmhouse set in a rural yet accessible location with stunning far reaching views over to Barbon fell and the Howgills.

Lawn area, flagged seating terrace and ample gated parking. There is also the option to rent a garage for £100 per month.

Available for viewings towards the middle of September. Offered unfurnished on an Assured Periodic Agreement, the landlords are seeking long term tenants.

Main electric and water. Drainage to a septic tank. Oil fired central heating. Double glazed throughout. B4RN Hyperfast Broadband connected. Council tax band E. EPC D.

Please note that external photographs were taken in 2021 and the gardens are now more mature.

- Utility room with separate WC
- Kitchen (5.1m x 3.6m) with cream wall and base units, recesses for dishwasher and fridge freezer. Feature stone fireplace and space for dining table. Through to;
- Sitting room (4.9m x 4.2m) with woodburner (not shown in photo)
- Snug/office (4.9m x 2.9m)
- Bedroom 1 (3.6m x 3.4) views to fells
- Bedroom 2 4.1m x 3.2m) views to fells
- Bedroom 3 (2.8m x 2.6m) views to fells
- Bedroom 4 3.4m x 2.4m)
- Three piece bathroom and separate shower room

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DIRECTIONS

What3words reference **/// worked.stems.friends**

There are a few ways to reach Greenside but for ease when travelling on the A65 from M6 J36 proceed towards Kirkby Lonsdale for approx. 5 miles and turn left signposted "Old Town 3 miles". Follow this road until the crossroads (if you reach the "T" junction you have gone too far!) and turn left, continue for approx. 1 mile to a "Y" junction and follow the road to the right, up the hill and Greenside can be found on the left.

PLEASE NOTE - the outbuildings to the left of the property are let separately.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

TENURE AND RENTAL

The property is offered on an Assured Periodic Tenancy Agreement. 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.

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.