



## STAKE HOUSE

£1,350PCM

### Bleasdale PR3 1UJ

A well presented three bedroom detached farmhouse with stunning views in a delightful, peaceful rural setting on a traditional and well respected sporting estate, convenient for Preston (approx 13 miles) and the M6 J33 (approx 5 miles).

Having a large garden, ample parking and detached home office with B4RN connected.

Oil fired central heating. Mains electricity and private drainage. Natural spring fed water supply. B4RN hyperfast broadband. Council tax band D.

Available for occupancy early September with viewings from early July and offered unfurnished on an Assured Periodic Tenancy Agreement. Long term tenants are sought.

- Sitting room (3.9m x 7.5m) with woodburner
- Inner hall with office/snug off
- Dining kitchen (7.5m x 3m) with wall and floor units, space for white goods, electric cooker and hob
- Utility room with WC (5.2m x 1.7m)
- Double bedroom 1 (3.3m x 2.8m)
- Double bedroom 2 (2.8m x 3.8m)
- Double bedroom 3 (3.8m x 3.1m)
- Bathroom (3.3m x 2.2m) comprising bath, shower, wash basin and WC

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## DIRECTIONS

From J33 of the M6, take the first exit and then immediately take the next exit on your left onto Hampson Lane. Continue along here for about 0.5 miles then turn right onto Stoney Lane. Continue on Stoney Lane and Chipping Road for about 3 miles. Once you have crossed the second cattle grid, the entrance to Stake House is about 100m on the left. Proceed up the gravel track. Please shut gates behind you.  
What3words: glitter.fastening.monday

## 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. **Please note:** properties on the Estate have a private water supply and will be billed annually in advance in accordance with the United Utilities rate at the time of billing. This information is available on their website under the page entitled "Household Charges" and tenants will be invoiced accordingly.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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