



DUCHY *of* LANCASTER

**davis &
bowring**

estate agents

BANTONS STABLES

OIEO£1,700PCM

Dolphinholme, LA2 9DQ

A beautiful converted Grade II curtilage listed detached barn conversion on the prestigious Duchy of Lancaster Estate. Finished to a high specification with attention to detail at every turn, spacious light and bright accommodation set over two floors offering three bedrooms and two bathrooms. Good sized private gardens with seating terrace, a shared private drive, three parking spaces and superb views.

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





BANTONS STABLES

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Ground floor

- Entrance hall
- Study/bedroom 3 (2.5m x 4.4m)
- Three piece shower room
- Light and spacious kitchen (3.5m x 2m) with shaker style kitchen units with white quartz worktops open to;
- Dining room with bi folding doors to seating terrace (4.4m x 2m)
- Large sitting room with high vaulted ceiling and exposed beams (5m x 4m)

First floor

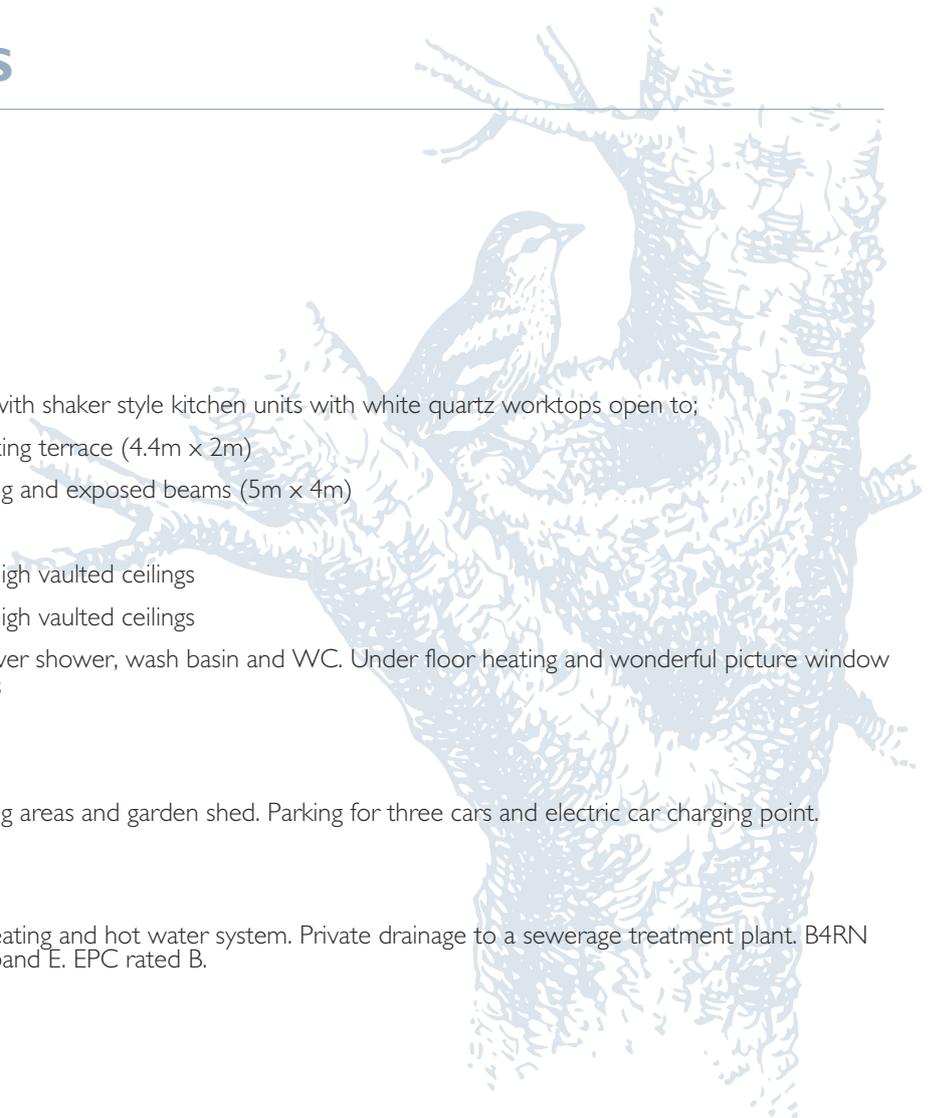
- Double bedroom 1 (4.5m x 2.4m) with high vaulted ceilings
- Double bedroom 2 (4.6m x 2.4m) with high vaulted ceilings
- House bathroom comprising bath with over shower, wash basin and WC. Under floor heating and wonderful picture window allowing light in and offering superb views

Outside

Private gardens with level lawns, flagged seating areas and garden shed. Parking for three cars and electric car charging point.

Services and Specification

Mains water and electricity. Ground source heating and hot water system. Private drainage to a sewerage treatment plant. B4RN superfast broadband connected. Council tax band E. EPC rated B.





Useful information

TENURE AND RENTAL

The property is offered unfurnished on an Assured Shorthold Tenancy for an initial 12 month term although 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. Pets by prior agreement. Please email or telephone us for an application form.

DIRECTIONS

/// what3words reference: *drones.plugs.rebirth*

VIEWINGS

Please call to register for viewing days.



Lane House, Kendal Road
 Kirkby Lonsdale
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		110
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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