



Drybeck Barn, Killington, Carnforth, LA6 2EX

Rent £2,000 pcm





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Rent £2,000 pcm

Security deposit £2,307.69



4 Bedrooms



3 Bathroom

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- Substantial barn conversion offering high quality accommodation over three floors.
 - Situated in good sized gardens and grounds, with parking and garaging.
 - Rural yet accessible position with east access to Junction 37 of the M6.
 - Rent inclusive of water use.
 - Available immediately.



Set against a stunning backdrop, Drybeck Barn is a barn conversion offering generous and high quality accommodation arranged over three floors. The property was converted around 2018 and is finished to an exceptional standard throughout. The property combines contemporary living with rural charm and is ready to move straight into. Accessed through the ground floor, the property is flooded with natural light, and provides a spacious interior that is perfect for family life.

Situated in the rural hamlet of Killington, the property is excellently located for easy access to Junction 37 of the M6, with the bustling market towns of Sedburgh and Kirkby Lonsdale nearby.

Drybeck Barn forms an attractive converted barn situated with two other properties which have been converted from its former life as a farm steading. This is a sought after rural setting and position, one which is rarely offered to the rental market.

Internally, the property is accessed into the ground floor to an open hallway which leads to an open living / kitchen / dining space and separate living room set around a central woodburning stove. To complete the lower ground floor, there is a practical utility space with WC facilities beyond.







Stairs lead to the first floor, where there are three generous double bedrooms set around a spacious landing area, one being an ensuite bedroom, the remaining two utilising the house bathroom. The bathroom is a well appointed suite with Bath, shower cubicle w.c and wash hand basin. The first floor accommodation is set around a spacious landing area which offers a great study or reading area.

The lower ground floor provides a further bedroom suite, being a double bedroom with access and outlook to the rear, together with an ensuite shower room. The lower ground floor also has a further living room set around a central woodburning stove with access to the external garden area making this ideal for all year round.

Externally, the property enjoys easy to maintain gardens, including a flagged area ideal for outdoor dining, with a lawned garden beyond. A private driveway provides ample parking and leads directly to a garage building with an electric up and over door with an internal access door and staircase which leads to an additional storage space. This area also has external access from the front of the property and offers a range of uses. The outside space offers good access to the property, ensuring practicality as well as privacy. At the entrance to the property there is a plant and boiler room which houses the UV water filtration system, as well as the boiler, which is run by a ground source heat pump.

With panoramic views across the Lune Valley and high-quality accommodation, this property is a rare find.



General Remarks

Services: Mains electricity available and connected. Private water supply with UV filtration system in place. Heating is via a ground source heating system, drainage is via a private treatment plant. The water usage is included within the rent per calendar month.

Parking: On the driveway for several vehicles and / or in the garage.

Construction Type: Stone under slate roof.

Restrictive Covenants: There are no covenants affecting the property, however, please note that the property cannot be utilised as a trade of business premises.

Listed Building: No.

Conservation Area / AONB: The property is located within the Yorkshire Dales National Park.

Easements, Wayleaves, or Rights of Access: The access leading to the property is shared with the two neighbouring properties.

Flooding: The property has not flooded within the last 5 years and is located in Flood Zone 1.

Broadband: B4RN fibreoptic broadband is connected to the property.

What3Words: [///summit.national.stunner](#)

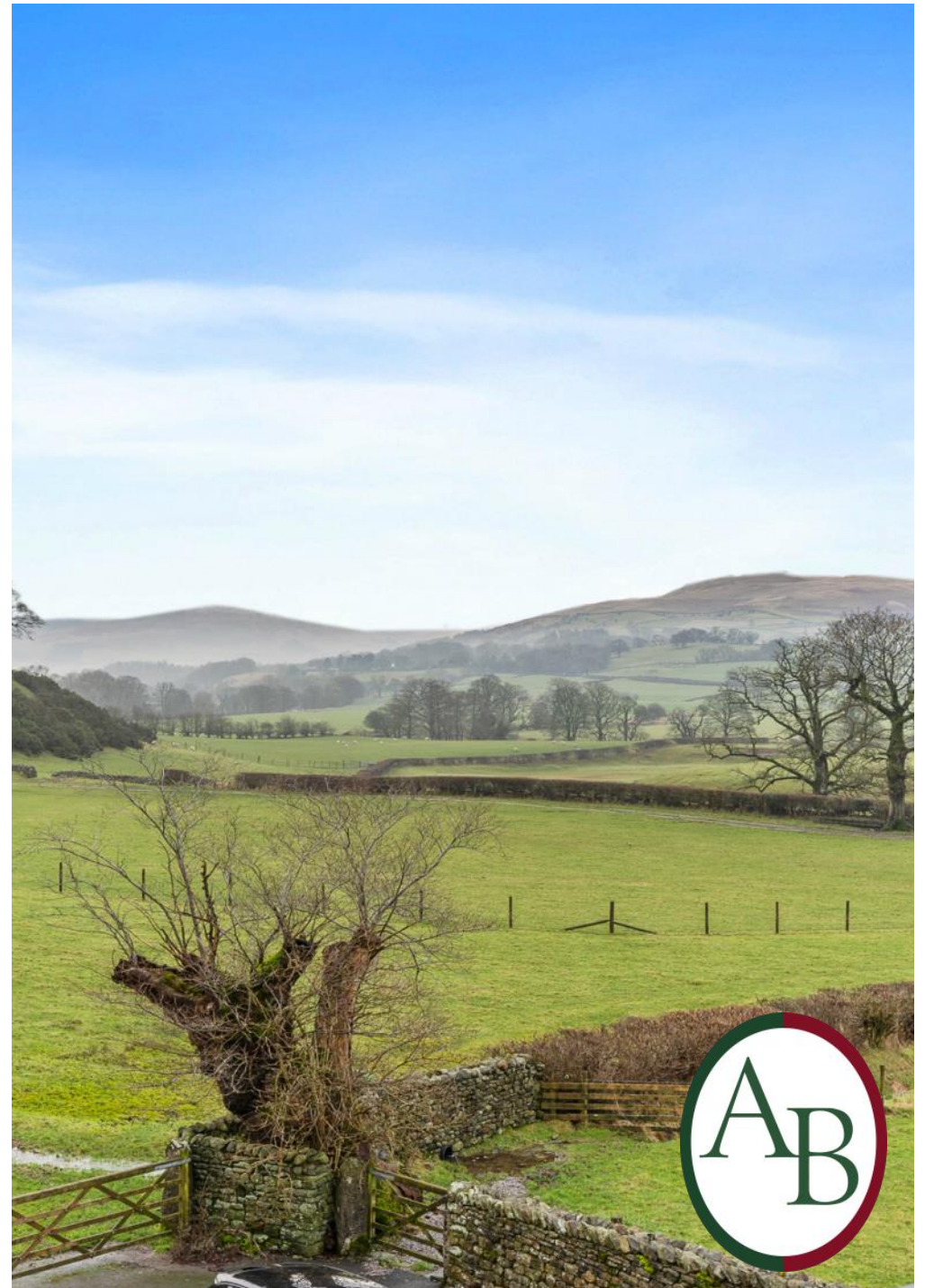
Local Authority: Westmorland and Furness Council. **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents.

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Armitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

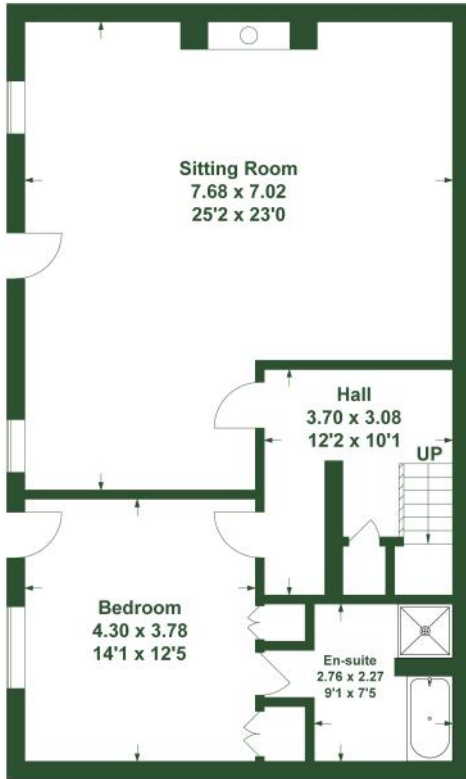
Rent and deposit: On completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Armitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 week's rent can be used as a contribution to the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date.



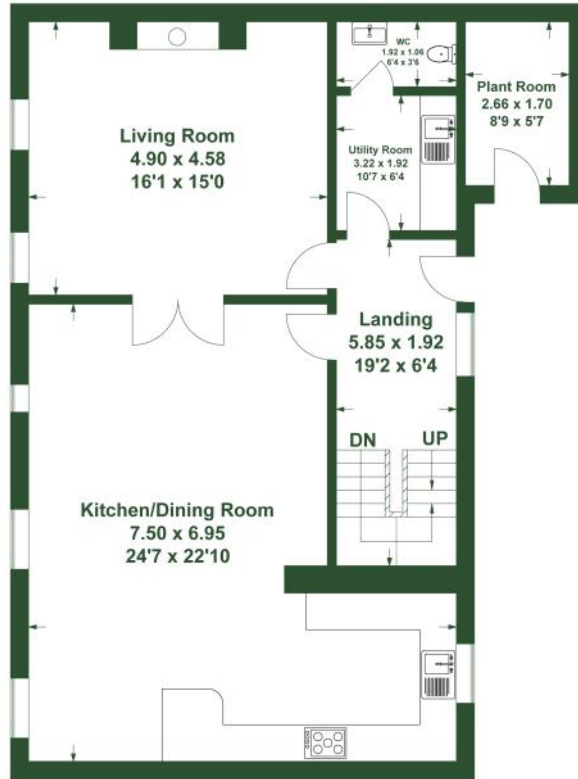
Approximate Gross Internal Area : 254.23 sq m / 2737 sq ft
 Total : 254.23 sq m / 2737 sq ft



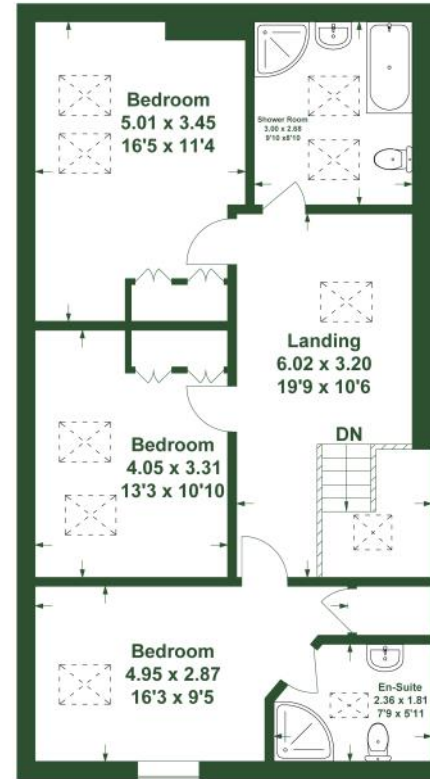
This floorplan is for illustrative purposes only. It is not drawn to scale.
 Any measurements/ floor areas (including any total floor area)
 and orientation are approximate.
 Produced by Lens-Media



Lower Ground Floor



Ground Floor



First Floor

Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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