

£1,450pcm



Armitstead
Barnett

Foxholes Mews, Bay Horse, Lancaster, Lancashire, LA2 9DX



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£1,450 pcm

Security Deposit-£1,673.08

- Well proportioned and spacious semi-detached barn conversion
- Four double bedrooms
- Situated between Garstang and Lancaster
- Large parking area
- Beautifully maintained gardens
- Double garage and carport



4



3





From the front door is the hallway with stairs leading to the first floor. To the left is the large lounge with open fire. Windows to two sides make this room feel light and spacious. To the right of the hallway is the dining room with laminate flooring. Off the dining room is the conservatory with access to the impressive gardens. Also leading from the dining room is the kitchen diner.



The full fitted kitchen diner includes an eye level double electric oven, ceramic hob with extractor over, a fitted fridge freezer and a dishwasher. There is also space for a kitchen table. From both the kitchen and the hallway is the rear hall. From here is a downstairs w.c. and boiler room, utility room with space for a washing machine and tumble dryer and access to the low maintenance rear courtyard. The property also benefits from solar panels with battery storage and this is located in the rear hallway.





Upstairs off the spacious landing area are 4 double bedrooms. The larger principal bedroom has an ensuite with w.c., wash hand basin and shower cubicle. The large 4 piece family bathroom has a w.c., wash hand basin, bath with shower attachment and separate shower cubicle.

Externally the property benefits from a large double garage with electric up and over door, a separate car port and off road parking for several cars. The impressive gardens to the front are well established with a variety of shrub borders, a large lawned area with a covered pond and garden shed. To the rear of the property is a walled courtyard garden.



Located just minutes from the A6 and the M6 at Junction 33, Foxhole Mews is located in an excellent rural position yet has easy access to Preston or Lancaster. The M6 gives easy access to all of the major towns in the North West. Lancaster University is also close by.

General Remarks

Services: The property has mains electricity along with fitted solar panels and battery storage. There is mains water and drainage is by way of a shared septic tank. There is an oil boiler which runs the central heating system and hot water.

Parking allocated and number of spaces : There is a large gravelled area with ample parking for many vehicles. Double garage with electric up and over door and a car port. The entrance to the drive is shared access with the attached property so this must be left clear at all times.

Construction Type : Stone

Building Safety: The following could be a potential risk to small children. Open fire, Oil tank, Pond in the garden and waste disposal unit.

Restrictive Covenants : None known

listed building : The property is not listed.

Conservation Area / AONB : NA

Easement, and Wayleaves or Rights of Way: The adjoining property has the right of access via the shared driveway.

Footpaths / Bridleways : There are no footpaths or bridleways near the property.

Flooding : The property has / has not flooded within the last 5 years, According to the Environment Agency's website the property is within flood zone 1 has a low probability of flooding from rivers and the sea.

Unimplemented Planning Consents : NA

Planning Consents affecting the property : NA

Accessibility adaption information : NA

Coal field / mining area : No

Communications :

Broadband: Standard & Ultrafast available in the area.

Mobile signal: Outdoor mobile signal available in the area.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

Mortgage ability : NA

Please note: Amitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is Freehold.

Local Authority: Lancaster City Council

Council Tax: Band D

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Cathy fish

What3words Location : //fewer.hurry.unrealistic

Please note the pictures from the property are from June 2024

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' payslips 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: Amitstead 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 £11538). 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 Amitstead 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: One 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 Amitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution 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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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