



Wandales Lane, Kirkby Lonsdale, LA6 2JN

Rent £1,275 Pcm





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LA6 2JN

Rent £1,275 Pcm

Security deposit £1,471.15



4 Bedrooms



1 Bathroom

-
- A traditional farmhouse in a rural setting
 - Offering good sized accommodation over three floors
 - Generous shared garden
 - Parking for two vehicles
 - Available immediately



Gowrey Farm is a characterful stone-built farmhouse offering spacious and versatile accommodation arranged over three floors. Retaining a wealth of traditional features, the property combines the charm of a period rural home with practical accommodation ideally suited to modern living.

Gowrey Farm enjoys a peaceful rural position on Wandales Lane, surrounded the Lune Valley countryside. The property is situated close to the popular market town of Kirkby Lonsdale, renowned for its attractive historic centre, independent shops, cafés, restaurants and weekly market. The town provides a good range of everyday amenities, while the surrounding area offers an abundance of opportunities for walking, cycling and enjoying the open countryside. The nearby Yorkshire Dales and Lake District National Parks provide further opportunities for outdoor pursuits, whilst excellent road links give access to the M6 and the larger centres of Kendal, Lancaster and Skipton.



The ground floor provides a welcoming entrance hall, a generous sitting room with open fire and attractive views across the surrounding countryside, together with a spacious kitchen/diner incorporating a traditional AGA. A separate utility room, fitted with an electric cooker, provides useful additional household space. There is also a separate WC at the rear entrance.





To the first floor are three bedrooms, including a particularly good-sized principal bedroom, together with a family bathroom. The second floor provides a further large fourth bedroom, offering excellent flexibility as a guest bedroom, home office or additional living space.

Externally, the property enjoys a shared garden, with a generous lawn and established planting, together with parking for two vehicles. Set in the centre of a working farm, the rural surroundings provide a peaceful backdrop and a strong sense of countryside living. Given the nature of the surrounding operations, the property is not suitable for small children or pets.



General Remarks

Services : Mains electricity, mains water available and connected; drainage is via a septic tank. Heating is via an oil-fired heating system.

Parking : Parking available for 2 cars.

Construction Type : Stone under slate roof.

Restrictive Covenants : None known.

Listed Building : No.

Conservation Area / AONB : NA

Easements, Wayleaves, or Rights of Access : There are no rights of access, easements or wayleaves affecting the subject property.

Flooding : The property has not flooded within the last 5 years.

Broadband : We understand that broadband is available within the area, and B4RN is connected to the property.

What3Words [///stub.those.bring](https://www.what3words.com/stub.those.bring)

Local Authority : Lancaster City Council **Council Tax :** Band E

Viewings : Viewings are strictly by appointment with the sole selling agents. For the attention of Emma Hodgkinson.

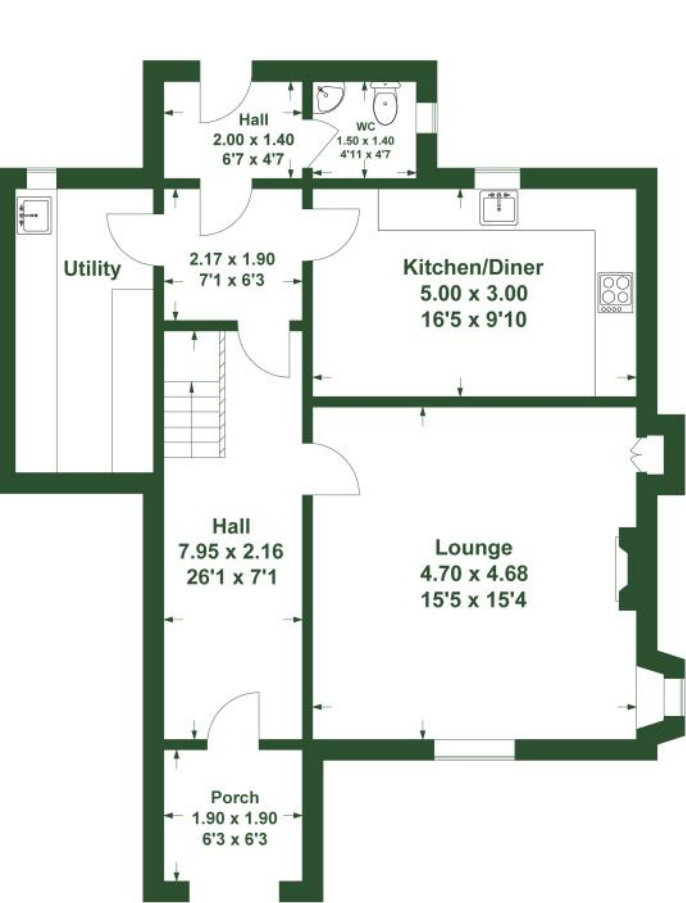
References : All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently 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 : 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 £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 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.

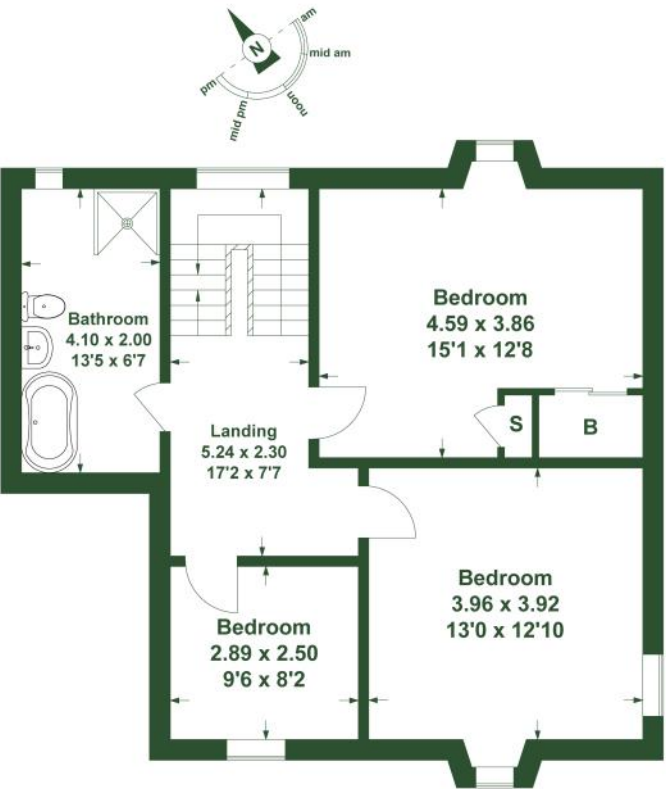
Rent and deposit : One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Amitstead Barnett 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



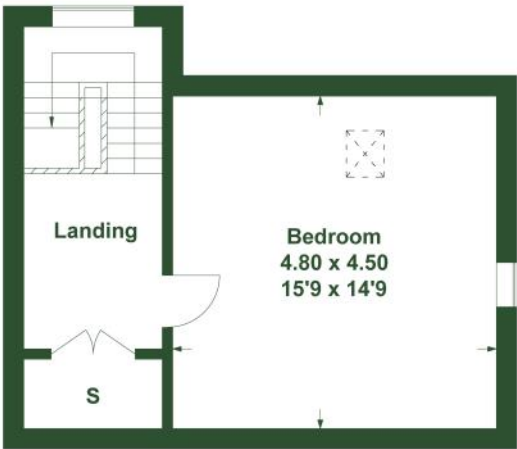
Approximate Gross Internal Area : 171.94 sq m / 1851 sq ft



Ground Floor



First Floor



Second Floor

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

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		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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