

Farelton Old Road, Claughton, Lancaster LA2 9SA

£1600 pcm



Farelton Old Road, Claughton, Lancaster, LA2 9SA

Rent £1600pcm

Security Deposit £1846.15

4 Bedrooms

1 Bathrooms

- Detached character farmhouse recently renovated throughout
- Rural village position surrounded by open country-side
- Excellent access for the A65, M6 and rail networks
- Available from November 2026.





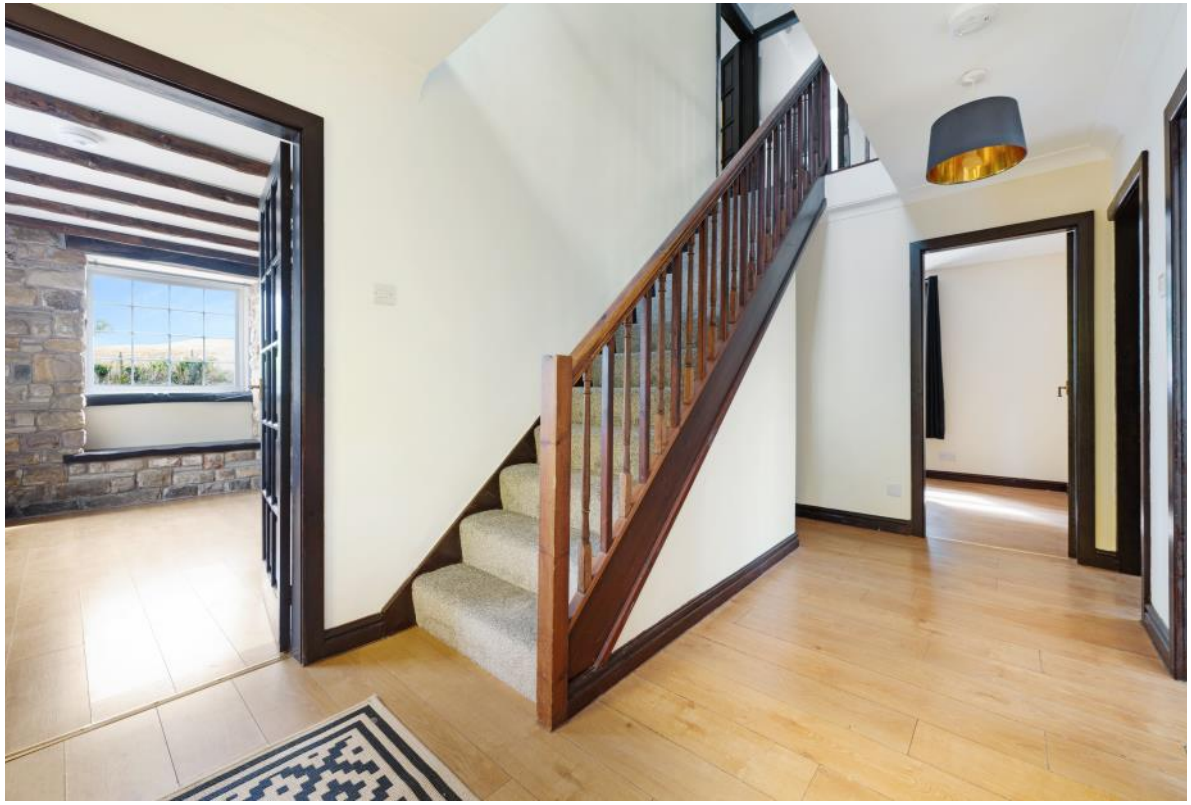
This character farmhouse has been recently renovated throughout and offers a substantial rental property with good sized living accommodation, including two reception rooms and four bedrooms, perfect for family life or those looking for a little more space.

Located on the edge of the village of Claughton this superb farmhouse is set in a rural yet accessible position within the Lune Valley, surrounded by open countryside. Claughton is a peaceful village being conveniently situated within easy reach of Lancaster and Kirkby Lonsdale, both offering a wider range of shops, restaurants and amenities. The area is well connected by road links, making it ideal for commuters, and particularly suited to families, with an excellent choice of schools nearby.

Shaw House Farm has recently undergone a full programme of modernisation and refurbishment which is entered via the front door into an open hallway. The hallway leads to the large living room featuring a stone fireplace with inset electric fire, exposed beams and window capturing the stunning views over the adjoining land. To the rear of the living area, French doors provide external access opening up to a laid patio area perfect for al fresco dining. To the other side of the hall, is a second, smaller living room with a feature stone fireplace and inset electric fire.







The dining area leads off the main hallway with an outlook over the side of the property and is a substantial space for a sizeable dining table, making this area an ideal family room. An archway leads off to a spacious well-appointed fitted kitchen with integral ovens, induction hob, dishwasher and room for fridge/freezer.

Off the kitchen is a practical utility room, plumbed for a washing machine. Leading off the utility room is a downstairs WC and wash hand basin.

The first floor provides four generous bedrooms all set around a large landing space. The family bathroom sits centrally off the landing area and provides a WC, wash hand basin and bath with shower over.







Externally, Shaw House Farm has the benefit of parking for several cars on the drive to both the front and side of the property along with rear patio and lawned gardens beyond.

This idyllic farmhouse is a rare find on the rental market, offering an excellent space in a conveniently accessible position. This is a truly great property.







General Remarks

Services: The property has the benefit of mains water, mains electricity and mains gas available and connected. Drainage is via a private drainage system.

Please note: The Tenant is responsible for all services connected to the property including all charges for water and sewerage, gas, electric, Council Tax, telephone and all other services for the full commencement of the Tenancy.

Parking allocated and number of spaces : There is a large driveway suitable for lots of vehicles.

Construction Type : Detached, stone under slate.

Building Safety : NA

Restrictive Covenants : None known.

Listed building : The property is not listed.

Conservation Area / National Landscapes : NA

Easement, and Wayleaves or Rights of Way : NA

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

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Communications :
Broadband: Standard and Ultra fast broadband is available in the area.
The above information is according to Ofcom http://checker.ofcom.org.uk

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

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Cody Teasdale.

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.

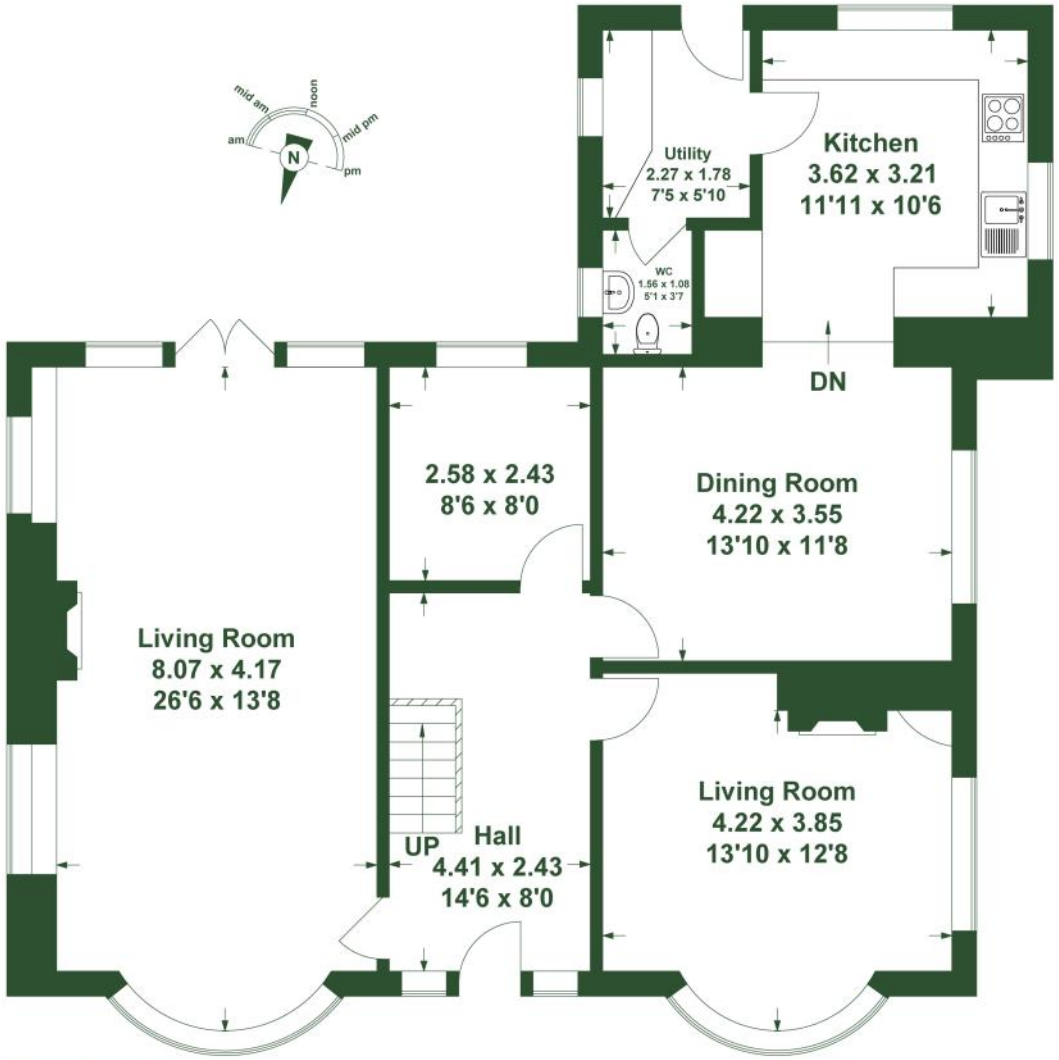
Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be 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, a draft Assured Periodic Tenancy Agreement will be issued, and if the applicant is happy a full payment of 5 weeks rent is required as a returnable rental deposit. Once received the final Assured Periodic Tenancy Agreement will be issued, and when signed by all parties, the first months rent will be payable. The deposit will be held within Armitstead 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 to the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. 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.

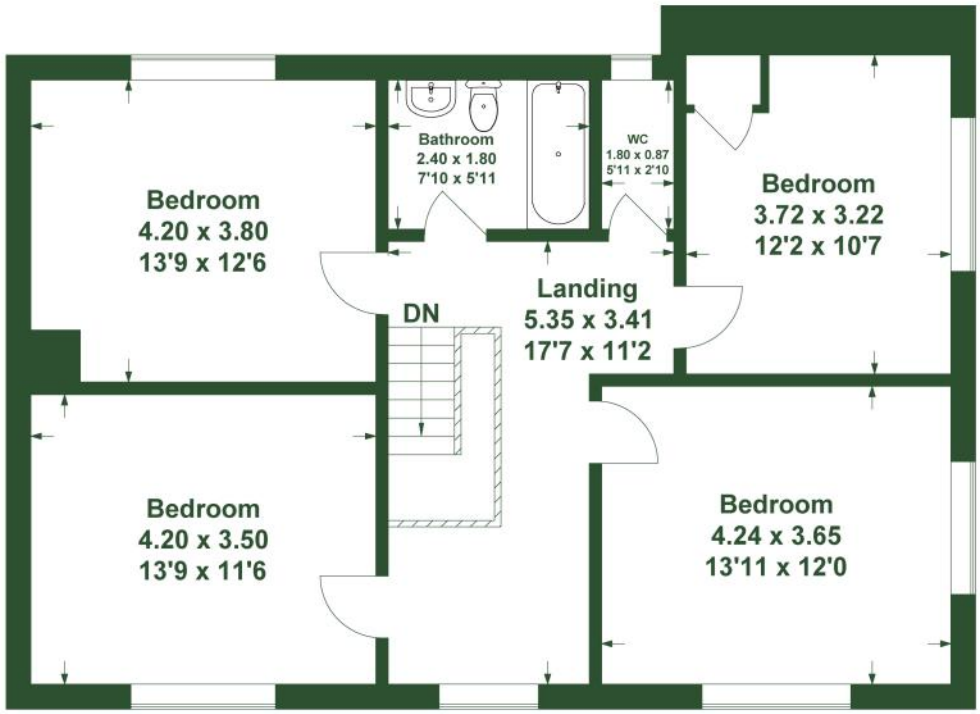
Use of AI : Armitstead Barnett LLP may use artificial intelligence tools to assist in the delivery of its services. Such tools are used only to support the work of our surveyors and do not replace professional judgement.

Approximate Gross Internal Area : 184.58 sq m / 1987 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



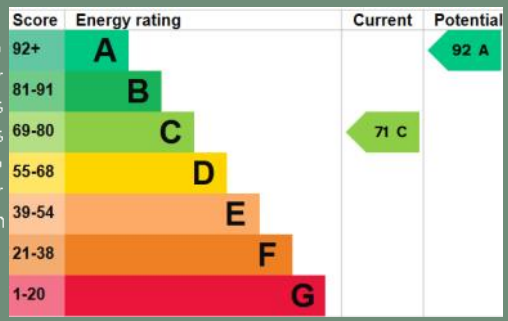
Ground Floor



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 to 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





North Lancashire
Wyre House, Cartmell Lane,
Nateby PR3 0LU
northlancs@abarnett.co.uk
01995 603 180

Cumbria
Lane Farm, Crooklands,
Milnthorpe LA7 7NH
cumbria@abarnett.co.uk
01539 751 993

South Lancashire
59 Liverpool Road North,
Burscough, Lancashire L40 0SA
southlancs@abarnett.co.uk
01704 895 995

Ribble Valley
5 Church Street, Clitheroe,
Lancashire BB7 2DD
ribblevalley@abarnett.co.uk
01200 411 155

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