



Five Lane Ends, Bay Horse, Lancaster, LA2 0JF

£1,250 per calendar month







Five Lane Ends, Bay Horse, Lancaster, LA2 0JF

£1,250 per calendar month

Deposit £1,442.31



3 Bedrooms



2 Bathrooms

-
- A beautifully presented three bedroom semi-detached home with electric gated driveway, south-west facing garden and outbuilding.
 - Open-plan kitchen diner with modern fitted appliances.
 - Spacious living room with extended snug area.
 - Principal bedroom with en-suite plus family bathroom.
 - Additional loft area offering versatile use



This beautifully presented three-bedroom semi-detached home offers style, space, and versatility in a highly desirable rural setting. Designed with modern living in mind, the property has been thoughtfully enhanced and neutrally decorated throughout, creating a home that is both inviting and ready to move straight into.



The accommodation flows beautifully, with a welcoming living room leading into a recently added snug, perfect for relaxation or family time. The heart of the home is the open-plan kitchen diner, fitted with a fridge freezer, dishwasher, washing machine, double oven, and finished with clean, contemporary lines – an ideal space for everyday living and entertaining. Upstairs, the principal bedroom benefits from its own modern ensuite shower room, complemented by two further bedrooms and a stylish tiled family bathroom. In addition, a useful loft area provides excellent flexibility as a study, hobby space, or occasional guest accommodation.



Externally, the property is approached through electric gates to a driveway providing parking for several vehicles. To the rear, a generous lawned garden enjoys a sought-after south-westerly aspect, making it the perfect setting for outdoor dining and entertaining. The garden is further enhanced by a versatile outbuilding, offering scope as a workshop, home office, or studio.



Situated in the peaceful hamlet of Bay Horse, this location offers an enviable balance of rural tranquillity and accessibility. Surrounded by rolling countryside and scenic walks, the area also benefits from excellent transport links, with swift access to the M6 motorway, Lancaster, and Garstang. Local amenities, highly regarded schools, and welcoming country inns are all within easy reach, making Bay Horse an ideal choice for those seeking a well connected yet idyllic lifestyle.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of a combi boiler using Kerosene oil. Foul drainage is via a septic tank.

Parking allocated and number of spaces : Large front drive, suitable for 4 vehicles.

Construction Type : Red bricks, concrete blocks, wood frame roof, slate tiles.

Building Safety: None known

Restrictive Covenants : Not applicable

Listed building : The property is not listed

Conservation Area / National Landscapes : Not applicable.

Easement, and Wayleaves or Rights of Way : None.

Footpaths / Bridleways : None.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : N/A

Accessibility adaption information : Please insert any relevant information

Coal field / mining area : N/A

Communications :

Broadband: Standard and superfast, available in the area
Mobile signal: EE, O2, Vodafone. Three available in the area

Mortgage ability : N/A

Local Authority: Lancaster City Council

Council Tax Band F

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

What3words Location : ///gathering.rejects.practical

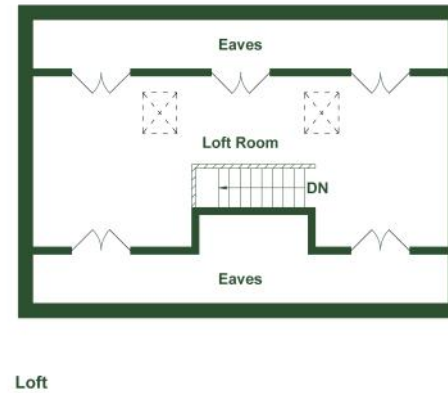
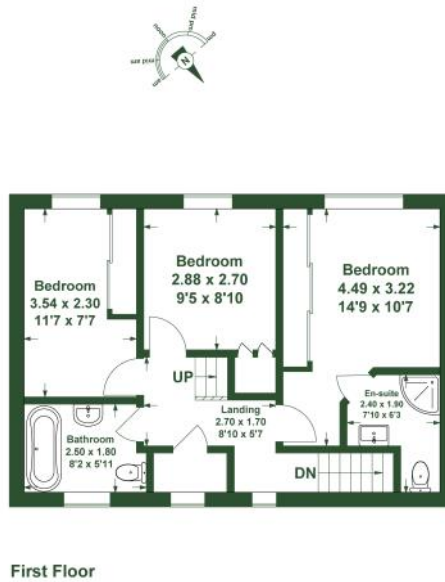
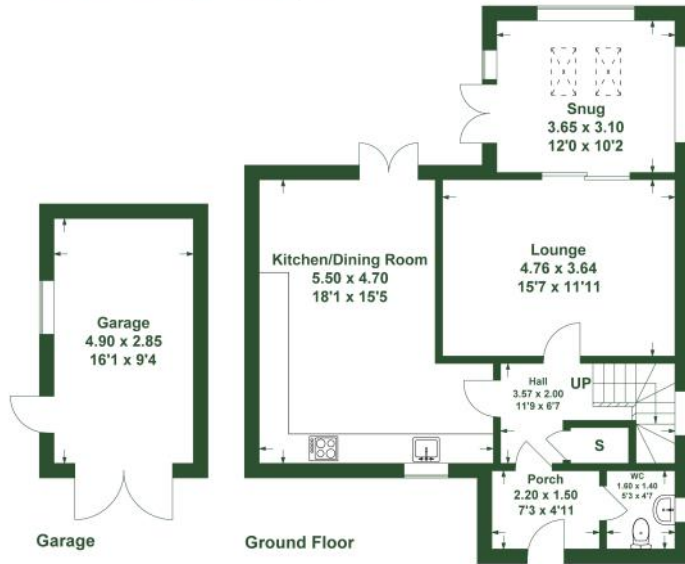
References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently 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: 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 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 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 : 146.67 sq m / 1579 sq ft
Garage : 14.25 sq m / 153 sq ft
Total : 160.92 sq m / 1732 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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	63 D
39-54	E		
21-38	F		
1-20	G		



North Lancashire

Market Place, Garstang,
Lancashire PR3 1ZA
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

Stay in the loop!



Abarnett.co.uk