



Bay Horse, Lancaster, Lancashire, LA2 9AA  
£1,250 pcm





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£1,250pcm

Security Deposit- £1,442.31

Electricity and water included in the rent.

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2 Bedrooms



2 Bathroom

Arranged over two floors, this versatile home offers a unique layout. The heart of the home is the traditional kitchen diner fitted with traditional oak cabinetry, a built-in double oven, hob, and integrated dishwasher and offers ample space for a dining table. The property benefits from a highly practical utility space with extensive countertop area, sink, and a traditional ceiling-mounted pulley airer.

Off the kitchen is a snug and downstairs toilet.

Downstairs there is a generously proportioned ground-floor double bedroom featuring a private en-suite bathroom with a shower, w.c. and wash hand basin.

Upstairs you will find the family living room with twin Velux-style roof lights and oak beams. This bright, airy space offers a peaceful retreat with elevated views. The second double bedroom makes use of all the eaves space offering a cosy yet spacious feel. The family bathroom comprises of a mains shower over bath, w.c. and wash hand basin. There is a further room with space for those working from home or extensive storage.

Externally, there is a private, low-maintenance stone-flagged courtyard secured by traditional wrought-iron gates. Surrounded by rolling countryside, offering immediate access to rural walks while remaining within easy reach of local amenities.

## General Remarks

**Services:** The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired system. Drainage is via a septic tank.

Electricity and water are included in the rent.

**Parking allocated and number of spaces :** Offroad space for 2 cars

**Construction Type :** Stone under slate

**Building Safety:** The property is located on an active working farm. Heavy machinery and vehicles will be using the rear space and driveway regularly.

**Restrictive Covenants :** N/A

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** N/A

**Easement, and Wayleaves or Rights of Way :** Access will be needed on shared driveway to the farm yard at all times.

**Footpaths / Bridleways :** N/A

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

**Unimplemented Planning Consents :** N/A

**Planning Consents affecting the property :** The neighbouring property is intended to become holiday lets with minimal impact to the tenants.

**Accessibility adaption information :** N/A

**Coal field / mining area :** N/A

### Communications :

Broadband: Standard, Superfast and Ultrafast available in the area

Mobile signal: Outdoor signal available in the area

B4RN : vendor advised the property is connected to B4RN

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

**Mortgage ability :** N/A

**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 :** cringes.snack.headliner

**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





### North Lancashire

Wyre House, Cartmell Lane,  
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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  
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01200 411 155



[Abarnett.co.uk](http://Abarnett.co.uk)



Amitead 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 Amitead 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 Amitead 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	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		