

PLET179 / RBP01872

TO LET

On a 6 Months **Unfurnished** Assured Shorthold Tenancy (longer term may be available following initial term)
Available Mid January 2018. (Non Smokers Only).

17th Century, Grade II Listed, Stone Mullioned House Moulterbeck House (Off Slaidburn Road) High Bentham Nr Lancaster LA2 7LT



Rental Price: £695 per calendar month (payable monthly in advance) plus *fees*

Returnable Damage Bond: £1,000 Payable in advance.

Viewing: By prior appointment through Richard Turner & Son Bentham Office.

Being probably one of the oldest properties in Bentham (1685 date stone) comprising a spacious, 3 reception, 4 bedroomed detached residence affording a wealth of historic character set in an idyllic, predominantly peaceful location on the town outer fringe, affording a high degree of privacy amid generous garden grounds incorporating a natural stream boundary.

Pets- Pets are not generally permitted however in certain circumstances pets may be permitted subject to the prior permission of the landlords.

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***Fees*/Conditions:** The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc. The ingoing tenant will be responsible for the landlord's reasonable costs incurred for the preparation and serving of the lease agreement (*this is usually a sum of £90.00 (inclusive of VAT at current rate of 20%) however this figure may vary depending on the actual solicitors acting on behalf of the landlord*). The ingoing tenant will also be responsible for payment of "**DILIGENT**" fee (*Diligent Referencing Services*) representing a security check charge to the sum of £30.00 (*inc. VAT*) per Adult person. Following successful referencing and acceptance of a tenant's application by the landlord, in order to comply with Government Legislation we will require the perspective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits. Both the Lease fee and Diligent fee are payable in advance. A tenancy deposit (*returnable damages bond*) will be required before entry which will be deposited in the **GOVERNMENT CUSTODIAL SCHEME of the DEPOSIT PROTECTION SERVICE**; *at the end of the tenancy the condition and contents of the property will be checked with the intention of reaching an agreement between landlord and tenant as to how much of the deposit will be returned. The agreed amount should be received by the tenant within 10 days, however, if no agreement can be reached about how much of the deposit should be returned there will be a free service, offered by the Government custodial scheme protecting the deposit to help resolve disputes. Any disputed part of the deposit will be held by the scheme until the dispute is resolved. The deposit protection service can be contacted at or on Tel: 0870 707 1707.*

How to rent - The checklist for renting in England: To obtain this government checklist please click the following link:- www.gov.uk/government/publications/how-to-rent

Accommodation Comprising: (Oil fired central heating and part double glazing installed).

Ground Floor:

- Reception Hall:** Stone mullioned window with leaded glass. Exposed oak beams, joists and wall studs, built in storage cupboard, wall lights.
9'1 x 8'10
(2.77m x 2.69m)
- Dining Room:** Feature exposed floorboards, Delph rail, 2 x centre lights, radiator, telephone point.
18'5 x 10'4
(5.61m x 3.15m)
- Breakfast Kitchen:** Fitted modern cupboards and units in medium oak incorporating inset double bowl single drainer sink unit with mixer tap, built in electric oven, ceramic hob with overhead extractor hood, plumbed for auto washer, fridge recess and tiled work surfaces with part tiled splash backs. Stone mullioned window, feature original old stone sink, window seat, exposed beams and joist, lighting, oil fired boiler providing central heating and hot water.
18'1 x 13'11
(5.51m x 4.24m)
Stable style door to:-
- Utility Room/Side Vestibule:** Outside access doors to front and rear.
8'3 x 13'11
(2.51m x 4.24m)
Exposed beams, freezer standing. centre light.
- W.C:** Fitted shelf, wall light, blue flagged floor.
5'8 x 3'4
(1.73m x 1.02m)
- Lounge:** Stone mullioned Inglenook fireplace **dated 1689** housing multi-fuel stove on raised stone flagged hearth, blue flagged floor.
18'0 x 13'6
(5.49m x 4.11m)
Built in pine doored cupboards and display shelf, stone mullioned windows, feature pointed stone wall, exposed beams and lintel, 2 x centre lights, radiator, TV point.

Study:

15'0 x 8'9 min
(4.57m x 2.67m min)

Open feature panelled staircase, shelved display recess, stone mullioned window recess, exposed joists and lintel, radiator.

First Floor:**Large Landing:**

13'4 x 8'8
(4.06m x 2.64m)

Stone mullioned window, fitted corner shelf, centre light, radiator.

Bedroom 1:

14'10 x 8'11 min
(4.52m x 2.72m min)

Stone mullioned window, built in cupboards, centre light, radiator.

Bedroom 2:

13'6 x 9'6
(4.11m x 2.90m)

Feature tiled and hand painted open fireplace, stone mullioned window, exposed stone wall and lintel, centre light, radiator.

Bedroom 3:

9'6 x 9'5
(2.90m x 2.87m)

(One step down from landing) Stone mullioned windows, exposed beams and lintels, centre light, radiator.

Upper Landing:

11'3 x 4'2 min
(3.43m x 1.27m min)

Comprehensive built in storage cupboards, centre light.

Bedroom 4:

14'10 x 11'1
(4.52m x 3.38m)

Steps down to shelved storage / robe area 6'7 x 4'7 approx (2.01m x 1.40m approx), centre light, radiator.

Lower Landing:

11'3 x 4'2 approx
(3.43m x 1.27m approx)

Built in airing / cylinder cupboard with immersion heater. Feature archway, stone mullioned window, centre light, radiator, (door to bedroom 4 robe area).

Bathroom:

8'0 x 6'10
(2.44m x 2.08m)

Shower cubicle, WC, wash hand basin, centre light, radiator.

Bathroom:

11'4 x 10'3 max
(3.45m x 3.12m max)

3 piece bath suite, incorporating over bath glass screened shower, tiled splash backs, centre light, radiator.

Outside:

Initial shared tarmac private access road leading to private gated entrance, driveway and gravelled forecourt/turning sweep around a mature copper beech tree.

Lovely gardens to 3 sides incorporating generous lawned area, mature wooded glade, attractive seating areas, orchard, small detached stone building, timber garden shed and bounded on one side by a natural stream with feature stone built bridge.



Services: Mains unmetered water supply, electricity, private septic tank drainage system, oil central heating. (No mains gas available)

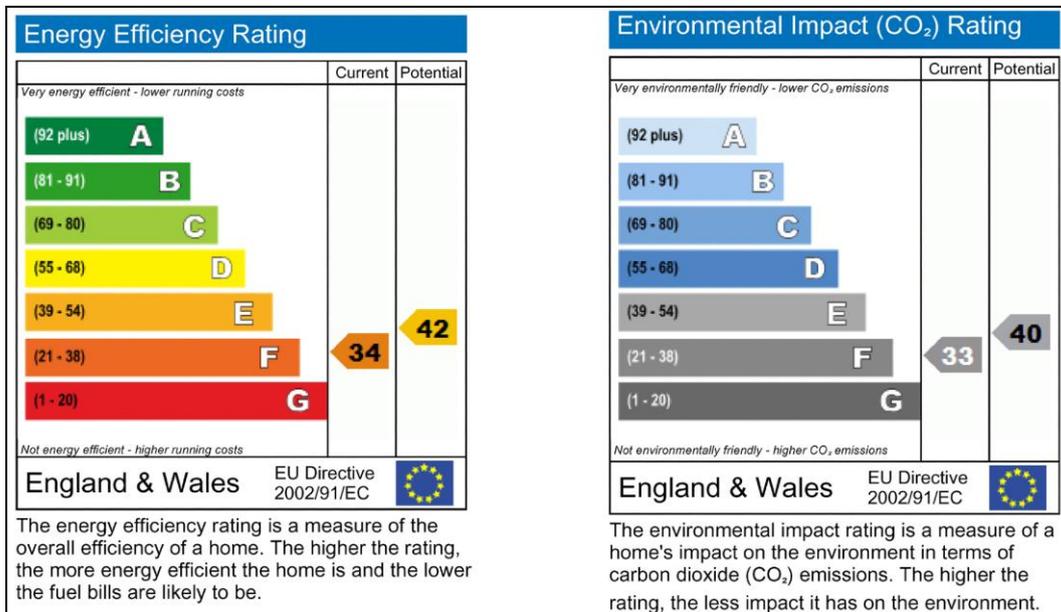
Council Tax Band: (G) verbal enquiry only.

Tenant Finding Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444.

N.B. Any electric or other appliances included have not been tested, neither have drains, heating, plumbing or electrical installations and all persons are recommended to carry out their own investigations before contract. All measurements quoted are approximate.

Please Note: In order for letting agents to comply with HM Revenue and Customs (HMRC) Anti-Money Laundering regulations we are now obliged to ask all tenants to complete an Identification Verification Questionnaire form which will include provision of prescribed information (identity documentation etc.) and a search via Experian to verify information provided however please note the Experian search will NOT involve a credit search.

Energy Performance Certificate



MISREPRESENTATION ACT 1967:

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