

**To Let Unfurnished**

**Shaw House Farm**  
**Cloughton**  
**Nr Lancaster**  
**LA2 9SA**



A Substantial Detached Stone Built Farmhouse Under A Tile Roof, In Good Decorative Order Comprising Living Room, Family Room, Dining Kitchen, Office, 4 Bedrooms, Bathroom And Spacious Grounds With Ample Parking.

*New Kitchen Being Installed And Internal Decoration Undertaken*

A 1.26 Acre Paddock Adjacent To The Property Is Available By Separate Negotiation.

The property is available from 3<sup>rd</sup> March 2012 and is to let for a minimum period of 6 months.

**Rent – OIRO £1,000 per calendar month**

The property is situated in a quiet rural area, with easy access to the M6 Motorway, Lancaster, Kendal and the Lake District.

## **Description:**

The property benefits from mains water, electric and gas. Sewerage is to a septic tank. There is gas central heating and double glazing throughout (with the exception of the two bow windows).

## **The Accommodation Within The Property Comprises:-**

### **Ground Floor:**

- Living Room:** Stone feature fireplace and gas fire, bow window, 2 x double electrical sockets, radiator.  
13'10 x 11'11  
(4.22m x 3.62m)
- Hall:** Stairs to first floor, under stairs cupboard, phone point, 1 x double electrical socket.
- Family Room:** Stone fireplace, beamed ceiling, patio doors, 3 piece suite, 2 x double electrical sockets, radiator.  
24'3 x 12'7  
(7.39m x 3.84m)
- Kitchen/Dining Room:** Fitted wall and base units and cooker top, 1 ½ sink and drainer, Belling integrated cooker, Stanley cooker, 2 x double electrical sockets, dining table, radiator.  
10'6 x 12'  
(3.2m x 3.65m)
- Pantry:** Door to rear garden, 1 x double electrical socket.
- WC:** WC and sink.
- Office:** 2 x double electrical sockets, radiator.  
8' x 8'6  
(2.44m x 2.59m)



### **First Floor:**

- Bedroom 1:** (rear) 3 x double electrical sockets, radiator.  
13'9 x 12'3  
(4.19m x 3.74m)
- Bathroom:** Fully tiled, bath with shower over, sink and bidet.
- Separate WC:** WC.

<b>Bedroom 2:</b> (rear) 11'8 x 10'7 (3.55m x 3.25m)	2 x double electrical sockets, radiator.
<b>Bedroom 3:</b> (front) 13'10 x 12' (4.22m x 3.66m)	2 x double electrical sockets, radiator.
<b>Bedroom 4:</b> (front) 13'10 x 11'5 (4.22m x 3.47m)	3 x double electrical sockets, radiator.
<b>Hall:</b>	1 x double electrical socket, radiator.
<b><u>Outside:</u></b>	Large grounds with lawned garden and ample parking.
<b>Council Tax:</b>	The tenants will be responsible for the payment of the Council Tax and the property is Banded in Band E (verbal enquiry only).
<b>Deposit:</b>	The tenants will be required to make a £1,000 deposit to the landlords to be held against breakages and damage to the property.
<b>Tenancy Agreement:</b>	The tenants will be required to contribute up to £70.50 towards the landlords' costs of preparing a tenancy agreement and the tenants will be required to sign this prior to entering into the property.
<b>Rent:</b>	The rent is to be £1,000 per calendar month payable in advance. The first months rent will be payable prior to entry and future months by standing order direct to the landlords' bank account.
<b><u>1.26 Acre Paddock:</u></b>	A 1.26 acre paddock to the side of the property is available by separate negotiation.
<b>Interior Decoration:</b>	The tenants should not alter the interior decoration or carry out any structural alterations to the property without the landlords' prior written consent.
<b>Pets:</b>	No pets will be allowed in the property without the Landlord's prior written consent.
<b>Directions:</b>	From the M6 Motorway, Junction 34 (Lancaster North), head North towards Caton and Kirkby Lonsdale on the A683. Follow the road through Caton and into Claughton. The property is located on the right hand side opposite the Fenwick Arms public house.
<b>Application:</b>	An application form is attached to these particulars which should be returned to the Letting Agents prior to arranging a viewing.

**MISREPRESENTATION ACT 1967:**

Richard Turner & Son, for themselves and for the vendors or lessors of these properties whose agents they are, give notice that these particulars do not constitute any part of an offer or a contract. All statements contained in these particulars as to these properties are made without responsibility on the part of Richard Turner & Son or the vendors or lessors, none of the statements contained in these particulars as to these properties are to be relied on as statements or representations of fact and any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor or lessors do not make or give and neither Richard Turner & Son nor any person in their employment, has any authority to make or give any representation of warranty whatever in relation to these properties.

**Shaw House**  
**Claughton**  
**Nr Lancaster**

**Particulars Of Applicants**

(If A Couple Please Give Details Of Both Parties)

Name:.....

Address:.....

.....

.....

Telephone No:.....

Age:..... Marital Status:.....

Number of Children:..... Ages:.....

Present Occupation:.....

Interests/Hobbies:.....

Pet(s) if any:.....

**References May Be Obtained From**

(1):.....(2):.....

.....

.....

Tel No:..... Tel No:.....

Bankers:.....

Address:.....

**PLEASE NOTE - THE RENT WILLBE REQUIRED TO BE PAID BY STANDING ORDER  
DIRECTLY INTO THE LANDLORD'S BANK ACCOUNT.**

Signature:..... Date:.....

PLEASE SUBMIT THIS FORM TO:-  
RICHARD TURNER & SON, 14 MOSS END BUSINESS VILLAGE, CROOKLANDS, LA7 7NU.