



2 HALL COTTAGES

£750PCM

Whittington, LA6 2NR

Within the prestigious grounds of Whittington Hall, a period cottage forming part of the rear courtyard.

Spacious character accommodation with high ceilings, stone mullion windows and panel doors.

Offered unfurnished with floor coverings (including Travertine marble tiles in the hall and dining kitchen). Biomass central heating from central boiler. Long term tenants preferred.

Please note that there is no garden available with this property.

- Modern fitted dining kitchen (5.4m max x 3.4m)
- Sitting room with woodburning stove (5.3m x 4m)
- Master bedroom with storage cupboard (3.6m x 4.4m)
- Ensuite bathroom (2.2m x 1.8m)
- Bedroom 2 (3m x 3.4m)
- Bedroom 3 (4.2m x 3.4m)
- House bathroom with contemporary suite
- Private parking for two cars
- EPC rated D

Lane House, Kendal Road
Kirkby Lonsdale
Carnforth
Lancashire LA6 2HH

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davis & bowring

estate agents



DIRECTIONS

From Kirkby Lonsdale take the B6254 to Carnforth. Whittington is the first village you will reach. In the village, turn right onto Church Road and proceed up the hill past the church. At the Whittington Hall lodge (North Lodge) turn left and proceed down the drive. Bear right after the walled kitchen garden and park. The entrance to No. 2 is the first door under the arch on the left hand side.

TENURE AND RENTAL

The property is offered on an Assured Shorthold Tenancy on an initial six month term, although long term tenants are preferred. Rent to be paid monthly by standing order. Deposit equal to five week's rent.

RESTRICTIONS AND APPLICATION

No pets, smokers or sharers. Please call or email the details above to arrange a viewing or for an application form.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																																					
Current	Potential	Current	Potential																																				
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