

## Rent: £1,300.00 PCM

## Craglands, Clawthorpe, Carnforth, Nr Lancs, LA6 1NX





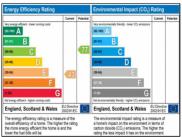




## **Description:**

A charming period detached country house in the picturesque hamlet of Clawthorpe. The property is close to the village of Burton in Kendal where the local amenities include a primary school, village store, post office, church, butchers and a public house and restaurant. Clawthorpe is also within walking distance of Farleton Knott, and conveniently placed for Kirkby Lonsdale and Carnforth and is within easy reach of both the market town of Kendal and the city of Lancaster, junctions 35 and 36 of the M6 and the Lake District, Yorkshire Dales National Parks and Furness peninsula. The well proportioned accommodation briefly comprises of a large entrance, living room opening on to a sun room, dining room, kitchen, double bedroom with en suite, two further double bedrooms, family bathroom and utility room with access to the double garage and W.C. Outside offers generous gardens, garage and parking. SLDC band F. EPC rated E. No pets. No smokers. Applicants in receipt of housing allowance will be considered with a quarantor, at the landlords discretion A Holding Denosit of £300 equivalent to one weeks rent will





## **Directions:**

From Kendal towards Burton in Kendal on A6070 turn left at Clawthrope Business Park. After 0.5 Craglands is on the left.