

**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 guarantor, at the landlords discretion. A Holding Deposit of £300 equivalent to one weeks rent will

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>	92-100 <b>A</b>	Very environmentally friendly - lower CO <sub>2</sub> emissions 62-85 <b>A</b>	62-85 <b>A</b>
85-91 <b>B</b>	85-91 <b>B</b>	77 <b>B</b>	85-91 <b>B</b>
69-84 <b>C</b>	69-84 <b>C</b>	62-85 <b>C</b>	69-84 <b>C</b>
55-68 <b>D</b>	55-68 <b>D</b>	43 <b>D</b>	55-68 <b>D</b>
39-54 <b>E</b>	39-54 <b>E</b>	29-54 <b>E</b>	39-54 <b>E</b>
21-38 <b>F</b>	21-38 <b>F</b>	17-38 <b>F</b>	21-38 <b>F</b>
1-20 <b>G</b>	1-20 <b>G</b>	17-38 <b>G</b>	1-20 <b>G</b>

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
England, Scotland & Wales

Not environmentally friendly - higher CO<sub>2</sub> emissions  
EU Directive 2002/91/EC  
England, Scotland & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Directions:

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