

Initially on a 6 months **Unfurnished** Assured Shorthold Tenancy (*longer term may be available following initial rental period*).
Available February 2026



MOULTERBECK COTTAGE

Thickrash Brow, High Bentham, LA2 7LT

Rental Price: £850 per calendar month payable monthly in advance, subject to conditions

Returnable Damage Bond: £850 payable in advance

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

Character detached barn conversion situated on the fringe of High Bentham offering 2 bedroomed accommodation incorporating a lovely first floor open plan living kitchen with multi-fuel stove, economy 7 electric central heating, sealed unit double glazing, private driveway parking, lawned gardens and rear patio.

Council Tax Band A

Energy Performance Certificate Band D

Royal Oak Chambers, Main Street, Bentham, Lancaster LA2 7HF

T: 015242 61444 E: property@rtturner.co.uk W: www.rtturner.co.uk

Rental Conditions: The tenant will be responsible for payment of own council tax and all usual outgoings i.e. water, electricity, gas, telephone etc.

Please Note: Following successful referencing and acceptance of a tenant's application by the landlord and in order for letting agents to comply with Government Legislation and HM Revenue and Customs (HMRC) Anti-Money Laundering regulations, we are now obliged to ask all prospective tenants to complete an Identification Verification Questionnaire. We will require the prospective tenant to provide us with satisfactory "Identification Verification Documents" i.e. Passport, Driving Licence, Identity Cards and Residence Permits to conduct the search via Experian to verify the information provided. Please note the Experian search will NOT involve a credit search.

A TENANCY DEPOSIT (returnable damages bond) will be required before entry which will be deposited with 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 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 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 www.depositprotection.com or on Tel: 0870 707 1707.

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

Accommodation Comprising: (LED lighting and recently upgraded electric storage heating installed).

Ground Floor:

Entrance Porch:

6'8" x 3'3" (2.03m x 0.99m) Stone flag floor, wall light.

Inner Hallway:

Open stairs, cloaks cupboard, centre light.

Bedroom 1:

18'1" x 12'3" (5.51m x 3.73m) Built in wardrobe, under stairs store, centre light.

Bedroom 2 / Study:

10'10" x 8'8" (3.30m x 2.64m) Built in wardrobe, under stairs store, centre light.

Bathroom:

6'9" x 5'7" (2.06m x 1.70m) 3 piece bath suite comprising low flush wc, pedestal wash basin and panelled bath, built-in "Mira" over bath shower, quarry tiled floor, tiled walls, airing/cylinder cupboard, centre light.

First Floor:

Open Plan living Kitchen area comprising:-

Kitchen area:

18'1" x 12'2" (5.51 x 3.71m) Fitted units incorporating stainless steel single drainer sink unit, recessed cooker (new), plumbed auto washer recess, extractor canopy with work surfaces with tiled splashbacks. Feature exposed beams and 'A' frame, centre light, smoke alarm, carbon alarm.

Lounge area:

18'1" x 9'4" (5.51m x 2.84m) Stone fireplace *with multi-fuel stove*, exposed beams, centre light, TV point.

Outside:

Front:

Initial shared private driveway branching off into a tarmacked private driveway with frontage parking and lawned garden area.

Side/South Elevation:

Stone flagged pathway.

Side/North Elevation:

Wide stone flagged pathway, (external meter box.)

Rear:

Lawned garden and stone-flagged patio area enclosed with a stone wall boundary.

Services: Private bore hole water supply. Mains electricity. Shared private septic tank drainage.

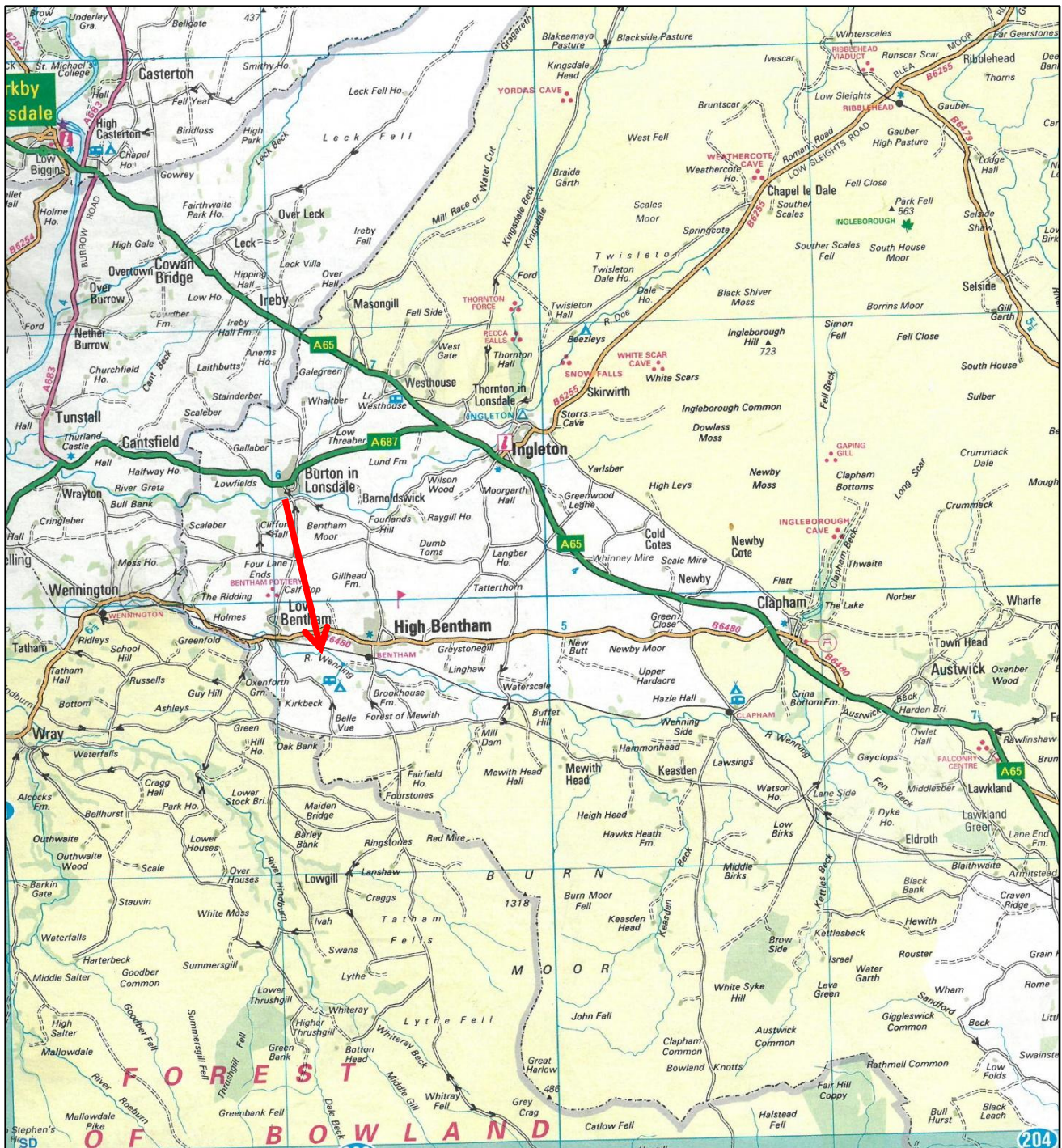
Tenant Finding Agents: Richard Turner & Son, Royal Oak Chambers, Main Street, High Bentham, Nr Lancaster, LA2 7HF. Tel: 015242 61444 .



Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Location Plan



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