

1 THE BARN
HAPTON
BB11 5QJ

£825 per month

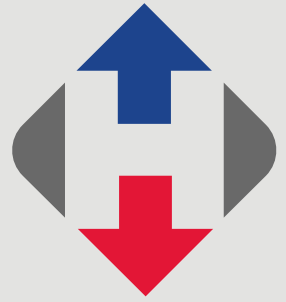


- Semi-detached barn conversion
- Fantastic modern dining kitchen
- Contemporary 4-piece bathroom
- Large patio, rural setting, parking
- 3 good sized bedrooms
- Spacious lounge with French doors
- Study, cloakroom, open outlooks
- Unfurnished

Stunning stonebuilt semi-detached barn conversion situated off a private farm road in a rural location with pleasant open aspects across adjoining fields.

This delightful spacious property has been superbly renovated to provide light and airy accommodation throughout along with many modern luxuries. There is a fantastic fitted dining kitchen with an array of integrated appliances, generous lounge with French doors and exposed stone walls, study and cloakroom. On the first floor it offers three good bedrooms and a contemporary four-piece family bathroom.

Externally there is private parking and a substantial patio terrace garden. The property boasts PVC double glazing and underfloor heating to the ground floor.



LOCATION: Travelling along Accrington Road A679 from Burnley direction, take a left turning just after the Agra Indian Restaurant (signposted Agra entrance car park), follow the road around to the right and down the hill along the farm road, at the bottom of the track road turn left into Old Barn Farm, no. 1 The Barn is situated on the left side.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: With PVC glazed front door leading to:

DINING KITCHEN: 6.8m x 4.0m (22'6" x 13'3"); stunning spacious room with an attractive range of modern cream fitted wall and base units with complementary laminate working surfaces, tiled splash back, integrated stainless steel electric oven and grill with 4-ring electric hob and stainless steel extractor filter canopy over, an array of integrated appliances including microwave, dishwasher, washing machine and fridge freezer, single stainless steel sink drainer unit with mixer tap, feature stone window sills, exposed stone walls, attractive exposed wood roof trusses, Velux window, ceramic tiled flooring with under floor heating, large multi fuel stove and pleasant rural outlooks.

INNER HALL: With spindle staircase leading to first floor, ceramic tiled flooring with under floor heating, understairs storage cupboards, housing electric meters, exposed stone wall.

CLOAKROOM: With modern 2-piece white suite comprising pedestal wash basin with mixer tap, low suite W.C. with push button flush, fully tiled walls, ceramic tiled flooring with under floor heating, attractive open outlooks.

LOUNGE: 6.0m x 4.3m (19'9" x 14'1"); with feature exposed stone wall and wooden ceiling beam, large PVC French doors leading to outside with attractive pleasant rural outlooks over adjoining fields, ceramic tiled flooring with under floor heating, chrome wall mounted log effect electric fire, television point.

STUDY: 2.3m x 2.2m (7'8" x 7'2"); with ceramic tiled flooring and under floor heating, exposed stone feature walls.

FIRST FLOOR:

LANDING: With loft access and drop-down ladder leading to storage area.





BEDROOM ONE: 3.4m x 3.3m (11'2" x 10'11"); with pleasant rural outlooks.

BEDROOM TWO: 3.7m x 2.3m (12'0" x 7'8"); with rural outlooks over neighbouring fields.

BEDROOM THREE: 3.6m max, x 2.2m (11'11" max, x 7'4"); with rural open aspects.

BATHROOM: Sizeable contemporary 4-piece white suite with separate shower enclosure, thermostatically controlled shower, bath with chrome mixer tap and tiled surround, low suite W.C. with push button flush, pedestal wash basin with mixer tap, wall mounted chrome ladder style radiator, extractor fan, LED ceiling spotlights, fully tiled walls and ceramic tiled flooring.

OUTSIDE: Large concrete standing area to the side and rear offering excellent private parking and private patio terrace area with stone boundary wall.

HEATING: Electric heating, complemented by sealed unit double glazing in PVC frames.

ENERGY PERFORMANCE: The energy rating for this property is E.

DEPOSIT: £951.00

RESTRICTIONS: No smokers. No pets. Unfortunately no Housing Benefit claimants can be considered due to a restriction in the Landlord's mortgage term.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer or debit card. Personal cheques are not acceptable. We cannot accept payment by credit card or cash.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
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End Of Tenancy Management



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