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honeywell

2-4 Parson Lane, Clitheroe, Lancashire BB7 2JN

chartered surveyors • estate agents

# THE OUT BARN Nr. BASHALL EAVES

## £1,200 per month

- \* Large, detached stone-built house
- \* Good-sized reception rooms
- \* Peaceful, secluded location
- \* Short-term lets up to four months
- \* Six bedrooms – two en-suite
- \* Two bathrooms, two cloaks
- \* Oil central heating
- \* Unfurnished.



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Originally two houses, this property is now being offered as one large dwelling, which offers flexible family-sized accommodation in a peaceful, rural setting. The living accommodation comprises two dining kitchens, lounge, sitting room and two cloakrooms. On the first floor, there are six bedrooms – two with en-suite shower rooms and two house bathrooms. Outside, there are gravelled areas adjoining open fields and ample parking.

**Location:** Head out of Waddington towards Waddington Fell and turn left into Cross Lane. Carry straight on and follow the road for approximately ½ mile. Turn left at the Clough Bottom wedding venue and carry straight on. The house can be found through the gate on an unmade road.

**Dining Kitchen:** 7.7m x 3.4m narrowing to 2.4m (25'3" x 11'2" narrowing to 7'10"); range of fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring ceramic hob, plumbing for washing machine.

**Cloakroom:** Housing two-piece white suite comprising low suite w.c. and washbasin.

**Lounge:** 5.3m x 3.7m (17'5" x 12'2").

**Sitting Room:** 5.3m x 3.9m (17'5" x 12'10").

**Second Cloakroom:** Housing two-piece white suite comprising low suite w.c. and washbasin.

**Second Dining Kitchen:** 7.2m x 3.3m (23'7" x 10'10"); range of fitted wall and base units with complementary working surfaces, integrated electric oven, 4-ring ceramic hob, plumbing for washing machine.

### **First Floor**

**Landing:**

**Bedroom One:** 3.3m x 3.6m (10'10" x 11'10").

**Bedroom Two:** 3.4m x 2.3m (11'2" x 7'7").

**Bedroom Three:** 3.9m x 2.3m (12'10" x 7'7").

**En-Suite:** Housing three-piece suite comprising pedestal washbasin, low suite w.c. and shower cubicle with direct feed shower.

**Bathroom:** Housing three-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath

**Bedroom Four:** 3.9m x 3.4m (12'10" x 11'2").

**Bedroom Five:** 3.7m x 2.7m (12'2" x 8'10").

**En-Suite:** Housing three-piece suite comprising pedestal washbasin, low suite w.c. and shower cubicle with direct feed shower.

**Bedroom Six:** 3.6m x 2.4m (11'10" x 7'10").

**Second Bathroom:** Housing three-piece white suite comprising pedestal washbasin, low suite w.c. and panelled bath.

**Outside:** Gravelled areas.

**Further Information:** The property is available for short-term lets of up to four months.

**Restrictions:** No DSS. No Pets. No Smokers.

**EPC:** Rating D.

**Deposit:** £1,500.00.

**Available:** Immediately.

**Please Note**

A deposit is normally required for each property: further details available on request.

Full reference checks are carried out on every tenant. A charge of £40.00, payable in advance applies to each application made for a property.

The cost of the preparation of the inventory and tenancy agreement, which are important legal documents, is normally £175.00 inc. VAT.

Payment of the first month's rent and deposit **MUST** be made by banker's draft, Building Society counter cheque, debit card or cash. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card.





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