

THE COTTAGE
HIGHER BARLEY GREEN
BARLEY
BB12 9JX

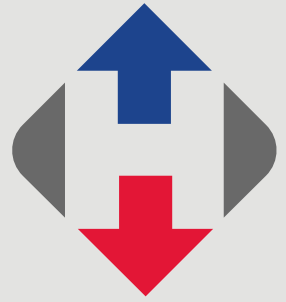


£1050 per month



- Superb farmhouse and barn conversion
- Spacious lounge, sun room & utility
- Secluded garden, excellent views
- Located in the heart of village
- Three good bedrooms, master en-suite
- Attractive fitted dining kitchen
- Double garage, ample parking
- Unfurnished. Available immediately.

A superb barn and farmhouse conversion located in the heart of this Pendle Village with fantastic outlooks to the rear across local countryside towards Pendle Hill. This stonebuilt property offers well-planned accommodation with charm and character yet offers the benefits of modern living with spacious lounge, attractive fitted dining kitchen with integrated appliances, three bedrooms, master en-suite and four piece house bathroom. To the rear of the property there is a delightful sun lounge offering views across the garden. Outside, the driveway provides ample parking with a detached double garage and a secluded garden with summer house.



LOCATION: Entering Barley from the Clitheroe/Downham direction, proceed down the hill into the village. Turn first right after the Pendle Inn into Higher Barley Green and the cottage is the house on the right hand side.

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

ENTRANCE PORCH: Quarry tiled floor, stable door leading to:

UTILITY ROOM: 1.7m x 3.1m (5'8" x 10'0"); with quarry tiled floor, oil central heating boiler, plumbing for washing machine, base cupboards and sink unit.

ENTRANCE HALL: Staircase off to first floor, open beams.

CLOAKROOM: Housing 2-pce white suite comprising corner washbasin and low suite w.c.

LOUNGE: spacious room with feature stone fireplace and cast iron multi fuel stove, built-in bookshelves, excellent views, glazed double doors leading to:

SUN LOUNGE: 3.1m x 2.4m (10'0" x 7'10"); with door to rear garden.

DINING KITCHEN: 4.6m x 3.5m (15'1" x 11'4"); with an attractive range of fitted wall and base units with complementary working surfaces, integrated double electric oven with 4-ring electric hob, integrated fridge freezer and dishwasher, built-in display cabinet.

PORCH: Space for cloaks hanging.

FIRST FLOOR

LANDING: Loft access, storage cupboard with shelving.

BEDROOM ONE: 3.8m x 3.5m (12'4" x 11'6"); exposed beams, telephone point.





EN-SUITE: 3-pce suite comprising low suite w.c., pedestal washbasin, shower enclosure with electric shower.

BEDROOM TWO: 2.9m x 3.4m (9'5" x 11'2"); exposed beams, excellent views towards Pendle Hill.

BEDROOM THREE: 3.4m x 2.2m (11'1" x 7'2"); large overstairs storage cupboard.

BATHROOM: 3-pce suite comprising panelled bath, separate corner shower enclosure with electric shower, pedestal wash basin, large storage cupboard.

OUTSIDE: Entrance through 5-bar gate onto driveway providing ample parking, stonebuilt shed, coal and wood store. Stonebuilt detached DOUBLE GARAGE with power and lighting. To the rear of the garage is a secluded garden with timber summer house, lawn, paved patio, stream and excellent views towards Pendle Hill.

DEPOSIT: £1,500.

RESTRICTIONS: No smokers. No pets. No DSS.

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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