

2 BRIARY BARN
WITHGILL FOLD
BB7 3LW

£1,650 per month
(Gardener included)



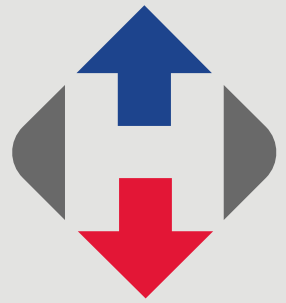
- 3-storey stone conversion
- 4 bedrooms, 2 bathrooms
- Extensive gardens & 2 parking spaces
- Includes a gardener
- Lounge with feature stone arch
- Large living dining kitchen
- Stunning open views
- Unfurnished. Min 12-month tenancy.

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A spacious three-storey stone conversion situated within this small development which is set in the beautiful Ribble Valley countryside yet is only ten minutes' drive from Clitheroe and Whalley.

The house offers a large living dining kitchen with French door opening onto the garden, a stunning first floor lounge with feature exposed stone arch, balcony and log burning stove, four bedrooms, bathroom, shower room, cloakroom and utility.

Externally the property enjoys views from the front towards Kemple End and towards Clitheroe to the rear and adjoins a large communal courtyard with private parking for two cars. To the rear is an enclosed garden with patio and lawn leading to further gardens and has two timber stores and mature trees.



LOCATION: From Clitheroe proceed along Edisford Bridge Road and turn first right after the Edisford Bridge public house, signposted Chipping. After one mile turn left and then take the next left turning, signposted Whalley. After half a mile turn left across the cattle grid into Withgill Fold.

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

HALLWAY: With staircase off to first floor, glazed door leading to:

SPACIOUS DINING KITCHEN: 5.1m x 5.1m narrowing to 4.4m (16'8" x 16'8" narrowing to 14'6"); fitted range of cream shaker style base units with solid hardwood work surface, integrated dishwasher, stainless steel range style cooker with two ovens, ceramic hob and stainless steel canopy over. Large dining area with space for table and chairs, glazed French doors opening onto rear garden.

CLOAKROOM: With 2-piece modern white suite comprising low suite w.c. and vanity washbasin with chrome taps and storage cupboards under and chrome heated ladder style towel rail..

FIRST FLOOR:

LANDING: Staircase off to the second floor.

LOUNGE: 5.1m x 4.7m (16'8" x 15'3"); feature exposed stone wall with feature archway and glazed French doors leading to balcony with wrought iron railings, coved cornicing, wall light point, feature stone fireplace housing cast iron log burning stove on stone flagged hearth.

BEDROOM FOUR: 4.3m x 2.6m (14'3" x 8'7"); with coved cornicing.

SHOWER ROOM: With 3-piece modern white suite comprising low suite w.c., vanity washbasin with mixer tap , double shower enclosure with fitted thermostatic shower.

SECOND FLOOR:

LANDING: With loft access and airing cupboard housing hot water cylinder.

BEDROOM ONE: 5.1m narrowing to 3.9m x 3.4m (16'9" narrowing to 12'8" x 11').

BEDROOM TWO: 7m x 2.3m (12'3" x 7'6").





BEDROOM THREE: 3.3m x 2.7m (10'11" x 8'10").

BATHROOM: With recently installed 3-piece white suite comprising low suite w.c., vanity washbasin with chrome taps and storage cupboard under, panelled bath with shower tap fitment and fitted thermostatic shower over with glass shower screen and, part-tiled walls.

OUTSIDE: Stone paved forecourt garden with stone boundary wall and planters, access to central gravelled communal courtyard. To the rear is an enclosed garden with paved patio area, timber store and log store with steps up to lawn with central gravelled pathway and side planting borders, well stocked with plants and shrubs. Timber summerhouse. Gated access leading to further gardens with 2 good-sized timber storage sheds, mature trees and shrubs and leads to a large paddock of agricultural land beyond. There is private parking for two cars.

HEATING: LPG gas fired hot water central heating system powered by a Worcester combination boiler.

DEPOSIT: £1,903.00 **RESTRICTIONS:** No pets and no Smokers.

EPC: The energy efficiency rating for this property is E. **COUNCIL TAX:** Band F £3,029.00 (April 2022).

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, Building Society counter cheque or debit card. 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 or cash.





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