

SPRINGS FARM
TWISTON LANE
DOWNHAM
BB7 4DF

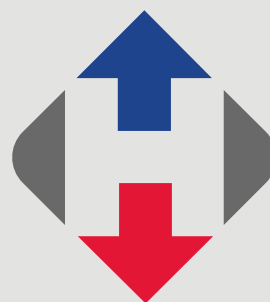
£1,370 per month



- Remote and isolated rural setting
- Detached stone-built farmhouse
- Recently re-decorated
- 3 receptions rooms, fitted kitchen
- 3 double bedrooms, house bathroom
- Separate laundry room
- Enclosed front and side gardens
- Private parking within curtilage
- Stunning views towards Pendle Hill
- Surrounded by working farmland
- Access via unmade gated driveway
- Unfurnished. Available immediately.

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A handsome detached three-bedroom farmhouse offering possibly some of the best views in the Ribble Valley, set in the heart of the historic Downham Estate. South facing in an isolated and windswept location, with views of Pendle hill to the south and open countryside towards the Yorkshire Dales to the north, this remote farmhouse sits only minutes' drive from the amenities of Downham and Clitheroe beyond. Internet via BT or Boundless Networks Limited satellite.



LOCATION: From the centre of Downham village; centre turn left immediately after the Assheton Arms. Continue for 1 mile and Springs Farm is on the left hand side of the road approached via a farm track.

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

ENTRANCE PORCH: Original stone shelves.

SITTING ROOM: 4.5m x 4.4m (14'8" x 14'4"); double glazed stone mullion windows with outstanding views across open countryside towards Pendle Hill, with a stone windowsill, multi-fuel stove, ceiling light point, radiator and recessed shelving.

SNUG: 3.7m x 3.6m (12' x 11'9"); stone mullion double glazed windows with views across open countryside towards Pendle Hill, decorative fireplace (not for use) and built-in cupboards with shelving.

INNER HALLWAY: With original meat hooks, stone shelving and staircase to the first floor, understairs storeroom, radiator and casement window.

BREAKFAST ROOM: 3.6m x 2.6m (11'8" x 8'5"); stone mullion double glazed opening windows with views across to North Yorkshire and meter cupboard. Suitable as breakfast room or study.

KITCHEN: 3.0m x 3.2m (9'9" x 10'4"); with a range of modern fronted wall and base units with space for electric stove style cooker and fridge (both for tenant to provide), work surface preparation areas to two sides incorporating sink and drainer unit, double glazed opening windows with views over open countryside over to North Yorkshire, external rear door, radiator, cloak hooks and ceiling light point.

FIRST FLOOR:

LANDING: With separate laundry cupboard, plumbed for automatic washing machine with shelf over for dryer and vent.

BEDROOM ONE: 4.3m x 4.5m (14' x 14'8"); generous double size bedroom with stone mullion double glazed windows with views over open countryside taking in Pendle Hill, stone windowsill and beamed ceiling and original decorative fire with tile and stone surround.

BEDROOM TWO: 3.6m x 3.7m (11'8" x 12'1"); stone mullion double glazed opening window with south-facing views over open countryside taking in Pendle Hill.

BEDROOM THREE: 3.7m x 2.7m (12'1" x 8'9"); with stone mullion opening windows with views over open countryside across to North Yorkshire.





BATHROOM: Housing a four-piece suite incorporating a double size mains pressure shower enclosure, panelled bath, twin flush matching WC and hand basin with metro tiled surround, double glazed opening stone-mullion windows, extractor fan, beamed ceiling, chrome towel rail and laminate floor.

OUTSIDE: The property is approached via a gated driveway crossing working farmland. There is private parking within the curtilage of the property but not on the driveway itself where access must be kept clear at all times due to farming activities. The property sits next to traditional farm buildings which are let separately and operated as a working farm. There are enclosed lawned gardens to the front and side. Parking within the curtilage of the property is to the rear of the house on hardstanding. The tenant is not permitted to erect any sheds or structures on the property, without the consent from the Landlord.

DEPOSIT: £1,580.00

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

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band C.

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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End Of Tenancy Management



Springs Farm, Downham, BB7 4DF

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