

REDWOODS
DUNSOP BRIDGE
CLITHEROE
BB7 3BB



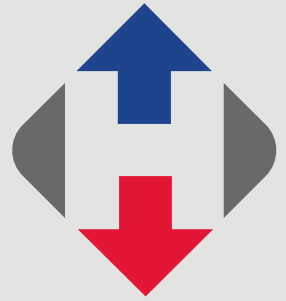
£1,400 per month



- Executive detached house
- 4 bedrooms
- 3 bathrooms; PVC DG, oil CH
- Beautiful rural location & views
- Large lounge, dining room, study
- Conservatory & dining kitchen
- Large gardens, drive, garage
- Unfurnished. Available immediately.

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A large executive detached house set in this beautiful private location which enjoys stunning views and the peace and quiet of the open countryside. This spacious family home offers great accommodation with a large front-to-back lounge with doors to a good-sized conservatory with underfloor heating; there is also a study, 2-piece cloakroom, dining kitchen, utility and extended dining room with vaulted ceiling and two pairs of French doors opening onto the rear garden. On the first floor are four bedrooms, one having an en-suite and there is a shower room and family bathroom off the landing.



Externally the house has a large drive which has been widened to create ample parking and a front lawn. To the rear is a large garden with paved patio, lawn, pond and fruit trees. The rear boundary adjoins open fields.

LOCATION: Travelling from Waddington, proceed up Waddington Fell on the road to Newton. When entering the village of Newton turn left, signposted Dunsop Bridge. Proceed straight on for approx 2.5 miles. Just before entering the village turn left on the right hand bend into a private road. Continue over the bridge and turn left passing the stone house on the right. At the end turn right and Redwoods is located on the left.

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

ENTRANCE PORCH: With hardwood front door.

HALLWAY: With corner staircase off to first floor with spindles and balustrade, hardwood flooring.

CLOAKROOM: With 2-piece suite comprising low suite w.c. and corner wall-hung washbasin with tiled splashback and hardwood flooring.

STUDY: 3.3m x 2.3m (10'8" x 7'8"); with hardwood flooring.

LOUNGE: 7.2m x 4.3m (23'6" x 14'2"); dual aspect front-to-back lounge with coved cornicing, wall light points, feature open fire with tiled hearth and inset and mahogany surround, hardwood flooring and glazed French doors opening to:

CONSERVATORY: 4.6m x 3.5m (15' x 11'5"); mahogany coloured uPVC construction with glass roof and 2 sets of French doors opening onto the rear garden, underfloor heating.

DINING KITCHEN: 6.5m x 3.8m (21'2" x 12'4"); fitted range of wood-fronted wall and base units with complementary laminate working surface, one and a half bowl stainless steel sink unit with mixer tap, integrated double electric oven, Neff 4-ring ceramic hob, plumbing for dishwasher; Dining area with hardwood flooring and French doors opening to the rear garden.

INNER HALLWAY: leading to:

DINING ROOM: 4.7m x 4.3m (15'3" x 14'); single storey extension with feature pitched roof and exposed beams, 2 PVC French doors opening onto the rear garden.

UTILITY ROOM: With fitted base cupboards, stainless steel sink unit, plumbing for washing machine, space for tumble drier and door to side access, floor-mounted oil central heating boiler. Door leading to integral garage.

FIRST FLOOR:

SPACIOUS LANDING: With window to front elevation, airing cupboard housing hot water cylinder.

BEDROOM ONE: 7.2m x 4.5m (23'4" x 14'8"); dual aspects with window to front and rear elevations offering excellent views across the rear garden towards open countryside, laminate flooring.





BEDROOM TWO: 4.3m x 3.9m (14'2" x 12'9").

EN-SUITE SHOWER ROOM: With 3-piece suite comprising low suite w.c., pedestal washbasin and double shower enclosure with fitted Mira thermostatic shower, part-tiled walls, extractor fan.

BEDROOM THREE: 3.2m x 4.3m (10'5" x 14'2"); with windows to the side and rear elevations offering open views.

BEDROOM FOUR: 3.3m x 2.4m (10'8" x 7'10").

BATHROOM: With 4-piece suite comprising low suite w.c., pedestal washbasin with chrome taps, bidet and freestanding roll top bath with shower tap fitment, tiled floor.

SHOWER ROOM: With modern 3-piece white suite comprising low suite w.c., pedestal washbasin with chrome taps and double shower enclosure with sliding glass door and fitted Grohe thermostatic shower, electric underfloor heating, tiled floor, part-tiled walls, chrome heated ladder style towel rail, shaver point.

OUTSIDE: The property has a tarmac driveway providing ample parking for up to 6 cars. Good-sized front lawn with planting borders. Access along the side of the house leading to a large rear garden with paved patio, large lawn, pond, selection of fruit trees, flower beds and borders, vegetable patch, outside socket. Excellent views and the rear boundary adjoins open countryside.

DEPOSIT: £1615.00

RESTRICTIONS: No Pets. and no Smokers

AVAILABLE: Immediately.

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

COUNCIL TAX: Band G.

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.





CONFIDENCE GUARANTEE

- FREE Property Appraisal
- Full Reference Checks
- Total Transparency
- 40+ Year's Experience
- End Of Tenancy Management



Redwoods, Dunsop Bridge, BB7 3BB

CALLING ALL LANDORDS!

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