

THE OLD POST OFFICE
NEWTON-IN-BOWLAND
BB7 3DY

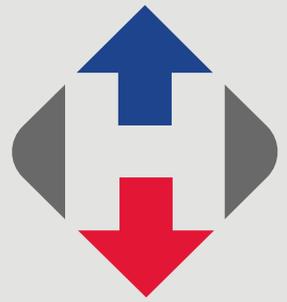
£1,450 per month



- Spacious stonebuilt family home
- Dining kitchen and utility
- House bathroom
- Master with en-suite shower room
- Four double bedrooms
- Two reception rooms
- Private rear garden with stunning views
- Unfurnished. Available immediately.

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Double-fronted, stonebuilt cottage located in the heart of Newton-In-Bowland.



Offering three reception rooms, breakfast kitchen, four double bedrooms, house bathroom and en-suite shower room, The Old Post Office is brimming with character and original features, yet it is perfect for modern family living. Stunning uninterrupted views of Waddington Fell can be enjoyed from a generous back garden.

LOCATION: On entering Newton-In-Bowland from the Clitheroe direction, turn right before the Parkers Arms and the Old Post Office can be found on the right hand side immediately before the next junction.

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

RECEPTION HALL: 3.6m x 5.3m (11'8" x 17'3"); with a wood burning stove on stone hearth with matching decorative surround. Single glazed sliding sash window with folding shutters, beamed ceiling, stone flagged floor, under stairs cupboard with shelving,

UTILITY: 2.5m x 3.0m (8'1" x 9'9"); with a range of wall and bask Shaker style units with laminate work surface to two sides incorporating Belfast sink, plumbing for automatic washing machine, under stairs store cupboard and feature stone shelves.

SHOWER ROOM: Housing a 3-piece suite comprising a walk-in shower cubicle, low level w.c and a hand washbasin.

BREAKFAST KITCHEN: 3.7m x 5.2m (12' x 16'11"); spacious breakfast kitchen with traditional style wall and base units. Solid wood worktops with Belfast sink and electric Esse cooker, integrated under counter freezer and dishwasher. Central island with granite worktop, beamed ceiling, stone flagged floor and double-glazed wood stable door opening on to the rear garden.

LOUNGE: 3.6m x 5.4m (11'8" x 17'7"); with a wood burning stove on raised stone hearth with matching surround. Single glazed sliding sash window, recess with shelving, beamed ceiling, telephone socket and TV aerial point.

DINING ROOM: 2.0m x 4.2m (6'5" x 13'8"); with beamed ceiling, double glazed opening window, recessed shelving, under stairs cupboard with cloak hooks, telephone socket and staircase to first floor.

FIRST FLOOR:

LANDING: 2.6m x 5.7m (8'5" x 18'7"); spacious landing ideal for a home office. Double glazed sliding sash effect window, non-working decorative fireplace, radiator, telephone socket and loft access hatch.

BEDROOM ONE: 4.4m x 3.1m extending to 4.7m; (14'4" x 10'1" extending to 15'3"); generous double size bedroom with feature panelled wall, double glazed sliding sash effect window, radiator and built-in wardrobes with hanging rails.

ENSUITE SHOWER ROOM: Fully tiled double shower cubicle, large hand basin with vanity unit, chrome towel radiator and wall mounted mirror with lights to either side.

BEDROOM TWO: 2.5m x 3.7m (8'1" x 12'); second double size bedroom with double glazed sash effect window with the views over the rear garden and Waddington fell beyond. Wall recess with shelf and lights, radiator and built-in wardrobe with shelf and hanging rail.

BEDROOM THREE: 4.2m x 2.8m (13'8" x 9'1"); third double size bedroom with double glazed sash effect window with the stunning views to the rear. Wall recess with shelving, radiator and built-in wardrobe with shelf and hanging rail.





HOUSE BATHROOM: Housing three-piece suite comprising of a twin flush WC, pedestal wash hand basin and free standing rolltop bath with claw feet. traditional style heated towel rail, double glazed opening window and beamed ceiling.

BEDROOM FOUR: 4.2m X 2.8m (3'8" x 9'4") fourth double size bedroom with double glazed sash effect window and radiator.

OUTSIDE: The front of the property is approached via a gravelled footpath flanked by box hedging. A small lawned area with flower bed and second gravelled pathway lead to off-road parking for one car. The rear garden benefits from a flagged patio area with stone steps leading to a large decking area. With panoramic views of the surrounding countryside the lawned garden has mature planted borders, two ornamental ponds, established fruit trees, garden shed, raised vegetable garden, pagoda with decked seating area and electric sockets. A second pagoda with decking leads to a stone-built store.

The property is connected to B4RN broadband network and further details can be found on the B4RN website <https://b4rn.org.uk/>

ADDITIONAL NOTE: The Slaidburn Estate reserves the right to interview potential applicants.

DEPOSIT: £1,450.00

RESTRICTIONS: Pets by application and no Smokers.

EPC - E51

AVAILABLE: Immediately.

COUNCIL TAX: Band D - £1,999.34 per annum (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.





CONFIDENCE GUARANTEE

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



The Old Post Office, Newton-in-Bowland, BB7 3DY

CALLING ALL
LANDORDS!

LET us LET your property to the right tenant

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