

HEY HOUSE FARMHOUSE  
TWISTON LANE  
DOWNHAM  
BB7 4DF

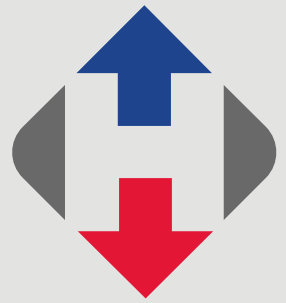
£1,375 per month



- Secluded rural location
- Detached stone-built farmhouse
- 3 reception rooms, fitted kitchen
- 3 double bedrooms, house bathroom
- Enclosed front and side gardens
- Stunning views towards Pendle Hill
- Electric car charging point
- Unfurnished. Available immediately.

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**A delightful stonebuilt detached farmhouse set in the stunning countryside of the Forest of Bowland AONB, with extensive views of Pendle Hill and across the Ribble Valley to the Three Peaks of the Yorkshire Dales National Park. Offering three generous reception rooms, three double bedrooms, a house bathroom, kitchen, cloakroom and upstairs linen room.**



**LOCATION:** From the centre of Downham village; centre turn left immediately after the Assheton Arms. Continue for 0.6 mile and Hey House Farmhouse is on the left hand side of the road approached via a farm track directly opposite the access to Downham Camping Barn.

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

**ENTRANCE PORCH:** Original stone shelves and flagged floor.

**SITTING ROOM:** 4.3m x 4.7m (14' x 15'6"): stone mullion glazed opening windows with window seat. Double panel radiator, multi-fuel stove with oak mantel and recessed shelving. Views across from the window over the garden and towards Pendle Hill.

**DAY ROOM/DINING ROOM:** 3.8m x 3.7m (12'7" x 12'3"): stone mullion opening sash windows to front views over the garden and towards Pendle Hill. Double panel radiator, multi-fuel stove with oak mantel and recessed shelving.

**INNER HALLWAY:** Staircase to first floor and recessed shelving with coat hooks.

**KITCHEN:** 3.5m x 3.1m (11'7" x 10'3") stone mullion opening window and external door., range of modern Howdens wall and base units finished in cream with oak style worktops, incorporating a Lamona sink and drainer unit, plumbed for automatic dish washer, cooker space, air re-circulator and radiator, tiled splash backs. (Cooker and dishwasher not provided as part of let).

**HOME OFFICE/BREAKFAST ROOM/PLAY ROOM:** 2.8m x 3.7m (9'4" x 12'3"): opening window with views across rear yard to fields beyond.

**CLOAKROOM:** WC and hand basin. Radiator, opening window and plumbing for automatic washing machine.

**FIRST FLOOR:** Approached by a return staircase with balustrade and stair window.

**BEDROOM ONE:** 4.6m x 4.3m (15'2" x 14'3"): generously proportioned double bedroom with views over the front garden and towards Pendle Hill. Cast iron (non-working) decorative fireplace and ceiling beams, radiator.

**BEDROOM TWO** 3.7m x 3.7m (12'3" x 12'3"): stone mullion double glazed opening windows, radiator, ceiling light point and original beam. Cast iron (non-working) fireplace. Views across front garden and towards Pendle Hill.







**BEDROOM THREE:** 2.8m x 3.7m (9'4" x 12'3"): third double size bedroom with radiator, opening double glazed window with views across the farmyard and Ribble Valley beyond.

**LINEN ROOM:** Walk-in linen cupboard and fitted shelving.

**HOUSE BATHROOM:** Modern white four-piece suite incorporating a panelled bath, large corner mains pressure shower, pedestal hand basin and WC. Chrome towel rail and radiator, opening window.

**OUTSIDE:** Two stone outbuildings suitable for storage, sheltered front and side garden with hawthorn hedge and traditional dry-stone wall boundaries. Enclosed gravelled 'Boules' court and seating area. Open-fronted log store. Outside parking for two cars. Electric car charging point extensive close, easily accessible, walking and cycle routes. 15 minute walk to Downham village and bus stop with daytime hourly service. Local milk and paper deliveries available. An active community with a number of clubs and groups, a popular pub, a tearoom, traditional church and an OFSTED 'Outstanding' pre-School. Clitheroe Station (with trains to Blackburn, Manchester and connections to Preston): 3.5 miles (6.3 km). Preston Station (trains to London and Scotland): 22 miles (35.5km). Skipton Station (trains to Leeds and London): 13 miles (21km) Manchester Airport: 37 miles (60km)

**DEPOSIT:** £1,586.00

**RESTRICTIONS:** No Pets. No Smokers.

**AVAILABLE:** From September.

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

**COUNCIL TAX:** Band D.

### 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

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Springs Farm, Downham, BB7 4DF