

CAWTHORNE COTTAGE
3 EAST VIEW TERRACE
PENDLETON
BB7 1PX

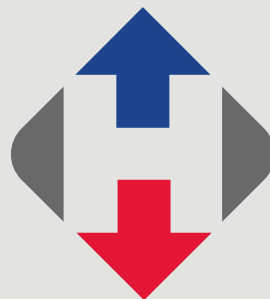


£975 per month (to be paid quarterly)



- Stonebuilt character cottage
- 2 bedrooms
- Beautiful period features
- Lounge with log burning stove
- Kitchen & 3-piece bathroom
- Rear garden & detached garage
- Picturesque village location
- Unfurnished. Minimum-12 month tenancy

A beautiful stonebuilt character cottage situated in the heart of this picturesque village with outlooks across Pendleton Brook and only a stone's throw from the extremely popular Swan with Two Necks public house. The cottage offers lovely period features including exposed beams, beautiful fireplace with log burning stove and tongue and groove latched doors. There is a lounge to the front and kitchen to the rear with granite work surfaces and Belfast sink. Upstairs there are two bedrooms and a 3-piece bathroom with shower over the bath.



Outside there is an attractive rear garden with lawn and patio and a detached garage. Pendleton is a beautiful quaint village surrounded by open countryside but offers great access to the A59, Clitheroe and Whalley. Viewing is essential.

LOCATION: Travelling along the A59 from Whalley towards Clitheroe proceed straight on at the roundabout next to McDonalds and then straight on at the next roundabout. Turn right signposted Pendleton. Once you reach the village the cottage can be found on the right-hand side opposite the pub.

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

ENTRANCE: Through front door into:

LOUNGE: 4.6m x 3.8m (15'0" x 12'5"); with feature fireplace housing cast iron log burning stove with a stone surround and stone flagged hearth, wall light points, staircase off to first floor, feature exposed beams and attractive outlooks to the front across Pendleton Brook.

KITCHEN: 3.7m x 2.0m (12'0" x 6'7"); with a fitted range of solid wood grey wall and base units with complementary granite work surfaces, tiled splashback, Belfast sink unit with chrome mixer tap, electric cooker with 2 ovens, 4-ring electric hob and extractor over, tiled floor, understairs storage area, plumbing for a washing machine, undercounter fridge and stable door leading to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 3.8m x 3.6m (12'5" x 11'11"); with feature exposed beams, attractive outlooks across Pendleton Brook and over stairs storage cupboard housing hot water cylinder.

BEDROOM TWO: 2.9m x 2.0m (9'8" x 6'6"); with feature exposed beams.

BATHROOM: Modern 3-piece white suite comprising low suite w.c with push button flush, vanity wash-hand basin with chrome mixer tap and a panelled bath with shower tap fitment and fitted thermostatic shower with fixed showerhead and separate handheld showerhead, fully tiled walls, feature exposed beam and wall-mounted electric heater.

OUTSIDE: To the rear is an attractive enclosed garden with Indian stone paved patio area, lawn, gravelled pathways, planting borders with plants and shrubs, timber boundary fence and a DETACHED GARAGE with up-and-over door and personal door to the rear.





HEATING: Economy 7 electric storage heaters.

DEPOSIT: £1,125.00.

RESTRICTIONS: No Pets. No Smokers.

AVAILABLE: Late May 2024

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

COUNCIL TAX: Band D, £2,189.38 (April 2024).

MINIMUM INITIAL FIXED TERM: 12 months; paid quarterly

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



arla | propertymark

PROTECTED



CALLING ALL
LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

28-30 Parson Lane, Clitheroe, BB7 2JP
T: 01200 444477 E: lettings@honeywell.co.uk

 HoneywellEstateAgents

 HoneywellAgents

honeywell-lettings.co.uk

Cawthorne Cottage, Pendleton, BB7 1PX

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Lettings Ltd. has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information.