

LOWER BIRKETT
DUNSOP ROAD
NEWTON-IN-BOWLAND
BB7 3ED

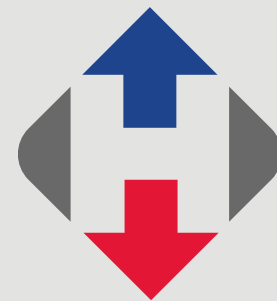
£995 per month



- Grade II Listed detached farmhouse
- Lovely rural location
- 2 reception rooms
- Kitchen, utility & cellar
- Open countryside views
- 3 double bedrooms, bathroom
- Garage & gardens
- Unfurnished. Min 12-month tenancy.

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A detached stonebuilt farmhouse situated in this stunning rural location set in the heart of the Hodder Valley with surrounding countryside views. The property offers spacious accommodation with two reception rooms, both with fireplaces, a dining kitchen and large utility room. Upstairs there are three double bedrooms and a spacious 3-piece bathroom with shower over the bath. A stone staircase leads from the kitchen to a useful cellar storage area.



Outside there is a front garden with path to front door, parking for one car and an attached single garage with log store to the rear. There is a good-sized rear garden which adjoins open fields with outlooks across Birkett Brook.

LOCATION: Please be aware prior to booking a viewing that this property is in a rural location and is situated 1 mile along a private road off Dunsop Road. The house is situated next to a working farm. Map co-ordinates 53.93752332345631, -2.484318757666245.
What3words – fumes.pounce.dusters

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

ENTRANCE: Through front door into:

LOUNGE: 4.9m x 4.2m (15'11" x 13'9"); with feature fireplace housing cast iron log burning stove sat on stone flag hearth and storage cupboard set into alcove.

SITTING ROOM: 3.6m x 3.8m (11'10" x 12'6"); with double glazed sash windows, storage cupboard set into alcove, feature fireplace with cast iron fireplace with open fire and stone flag hearth.

KITCHEN: 4.8m x 2.9m (15'10" x 9'6"); with a fitted range of cream wall and base units with complementary laminate work surface and splashback, one-and-a-half bowl single drainer sink unit with mixer tap, space for a cooker with electric cooker point, plumbing for a dishwasher, feature fireplace with cast iron stove sat on stone hearth, door to rear garden and door to staircase leading to cellar.

UTILITY ROOM: 3.0m x 2.7m (9'11" x 8'11"); with Belfast sink unit, plumbing for a washing machine and stone slab shelving.

CELLAR: 3.6m x 2.9m (11'9" x 9'5"); accessed via a doorway and stone staircase from the kitchen with electric, light and power and central stone slab.

FIRST FLOOR:

LANDING: With loft access.

BEDROOM ONE: 4.6m x 4.3m (15'1" x 14'2"); with excellent views.

BEDROOM TWO: 3.9m x 3.6m (12'8" x 11'11"); with cast iron fireplace and excellent views.





BEDROOM THREE: 4.7m x 2.7m (15'4" x 9'0"); with outlooks across the rear garden and open fields.

BATHROOM: 3-piece white suite comprising a low suite w.c., wall-hung wash-hand basin with chrome taps and a panelled bath with electric shower over, glass shower screen, part-tiled walls and airing cupboard housing hot water cylinder.

OUTSIDE: To the front of the property is a front garden with pathway to front door, gravelled drive providing parking for 1 car and an ATTACHED GARAGE measuring 6.0m x 2.5m (19'7" x 8'1") with power, light and oil fired central heating boiler. Situated to the rear of the property is an enclosed rear garden with stone paved pathways, boundary fencing, open views, oil storage tank and log store.

DEPOSIT: £1,148.00.

HEATING: Oil fired central heating.

RESTRICTIONS: No pets and no smokers.

EPC: The energy efficiency rating for this property is E. **COUNCIL TAX:** Band B 1,701.92 (April 2024).

MINIMUM INITIAL FIXED TERM: 12 months. **AVAILABLE:** Immediately.

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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