



Bilsborrow Lane, Bilsborrow, Preston PR3 0RQ

£2,500 pcm







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£2,500 pcm

Includes water and electricity

Security Deposit-£2884.61



4 Bedrooms



3 Bathrooms

-
- Detached Barn Conversion
 - Four Bedrooms
 - Three bathrooms
 - Built on a large private plot
 - Ample off-road parking
 - Spectacular views
 - Close proximity to M6 motorway and A6



This stunning property offers spacious and bright living spaces spread across two floors, providing a comfortable and inviting atmosphere. The interior is flooded with natural light, creating a warm and airy ambiance throughout. Moreover, the property boasts breath-taking panoramic views of the Fylde and the surrounding fells, allowing residents to enjoy the beauty of the natural landscape from the comfort of their own home.



The ground floor of the property features a well-designed layout, including an entrance hall that leads to a cosy lounge area, perfect for relaxation and entertaining guests. The open plan kitchen and dining area is a highlight of the property, offering a modern and stylish space for cooking and enjoying meals with family and friends. Additionally, there is a convenient utility room and a WC on this level, providing practicality and ease of living.

The property also boasts several notable features, such as a Belling Range Cooker/Hob, adding a touch of luxury to the kitchen, and an impressive Inglenook fireplace with a woodburning stove, creating a cosy and inviting atmosphere.



Moving to the first floor, you will find four generously sized bedrooms, two of which benefit from ensuite shower rooms, offering privacy and convenience. The remaining bedrooms share a well-appointed bathroom/WC. Furthermore, a Juliet balcony allows residents to take in the stunning views and enjoy the fresh air.

Externally, the property is accessed via a private track, leading to a spacious gated driveway, providing ample parking space. The front and rear of the property feature gravel areas and borders, adding charm and character to the exterior. To the side, there is a garden area that currently includes a concrete space for a shed and a lawn. This outdoor space offers the potential for further customization and provides a tranquil area for relaxation and outdoor activities.



Don't miss the opportunity to make this remarkable property your own and experience the perfect blend of comfort, style, and breath-taking views.

General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an oil fired heating system. Foul drainage is by way of a septic tank. Electricity and water is included in the rent.

Parking allocated and number of spaces : Ample off-road parking

Construction Type : Stone.

Building Safety : Located on a working farm, there will be occasions where farm machinery/livestock close to the property.

Restrictive Covenants : None know.

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : The landlords have a right of way to bring machinery and livestock near the property and down the farm track to the property.

Footpaths / Bridleways : We understand that There is a public footpath that lies to the south-west of the property.

Flooding : The property has not flooded within the last 5 years, According to the Environment Agency's website the property sits in flood zone 1.

Unimplemented Planning Consents : N/A

Planning Consents affecting the property : N/A

Accessibility adaption information : n/a

Coal field / mining area : N/A

Communications :

Broadband: Standard & Ultrafast available in the area.

Mobile signal: Outdoor mobile signal available in the area.

BARN : The landlord advised the property is connected to BARN.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4m.org.uk>

Mortgage ability : N/A

Local Authority: Wyre Borough Council **Council Tax:** Band F

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Cathy Fish.

What3words Location : fewer.hurry.unrealistic

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. These consist of financial, employment and current landlord references (where applicable). Copies of 3 months' bank statements and 3 months' pay slips will be required. If currently residing in rented accommodation a signed copy of your current Tenancy Agreement will also be required along with a current credit report certificate. If the information provided is satisfactory, an online application will need to be completed for each applicant. Acceptance of references and offer of the Tenancy is at our discretion.

Tenants Costs: Amitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be completed. If the Landlord decides not to offer you a tenancy for any reasons then your deposit will be refunded within 7 days. However if during that period you delay the process in responding to any reasonable request made, if we are provided with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake, under the Immigration Act 2014, then your holding deposit will not be returned and will be retained by Amitstead Barnett. Should you be offered, and you subsequently accept a tenancy with our Landlord, then your holding deposit will be credited to the first month's rent due under that tenancy.

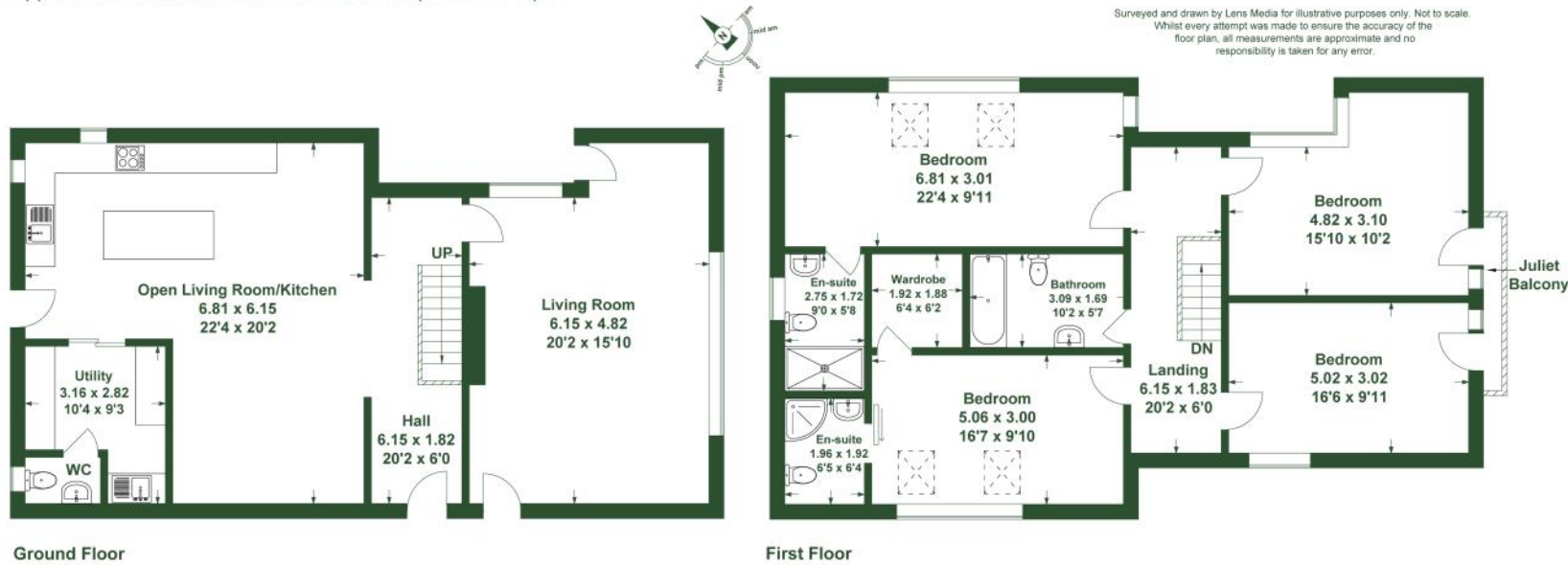
Rent and deposit: One completion of the application and offer of an Assured Shorthold Tenancy Agreement by the agent or Landlord, full payment of 5 weeks rent is required as a returnable rental deposit immediately along with the signing of Agreements. The deposit will be held within Amitstead Barnett LLP Clients Account. The deposit will be registered with My Deposits. The holding deposit of 1 weeks rent can be used as a contribution the first month's rent. The first month's rent will be required 5 working days prior to the start of the tenancy. In the event that consent is given for a pet to reside at the property an increased rent may be agreed between all parties. Where a tenant requires a guarantor, the guarantor will be required to complete the same application process as a tenant. The guarantor will also be required to sign the deed of guarantee agreement prior to the commencement date



Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

01. All descriptions, plans, dimensions, references to conditions or suitability for use and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser or tenant should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them. 02. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. 03. No person in the employment of Armitstead Barnett LLP has any authority to make any representations or warranty whatsoever in relation to this property. 04. These particulars are produced in good faith and set out the general outline only for the guidance of intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or Contracts nor any part thereof. 05. Where the property or any part thereof is leasehold, any intended purchaser is advised to consider the terms of any existing Lease or Tenancy document or Agreement as to the term, rent, rent deposit, conditions and or covenants (if any) affecting the property. 06. All correspondence (whether marked or not) and all discussions with Armitstead Barnett LLP and or their employees regarding the property referred to in these particulars are subject to contract.

Approximate Gross Internal Area : 196.38 sq m / 2114 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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