

Asking Price £800,000



Armitstead
Barnett

1 Dewhurst Farm, Longsight Road, Langho, Blackburn, Lancashire, BB6 8AD





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- Proven Track Record with excellent trading Figures
- Future bookings in place.
- Finished to a high standard with green energy.
- Freehold tenure
- EPC - C
- Business Rates - TBC
- Rural Outlook.



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1 Dewhurst farm is a successful holiday let business ideally located in the Ribble Valley, close to the Forest of Bowland Area of Outstanding Natural Beauty.

This wonderful holiday home was purpose built for holiday letting and produces excellent income. Further details upon request. Currently let and managed by the owners, lettings are achieved through a number of holiday letting web portals. The house is fully serviced and is being sold as a going concern.

The property briefly comprises:-

Ground Floor:

Fabulous full height entrance hall with feature staircase, Spacious Living room, Kitchen/ dining room with Breakfast Bar, Electric Oven, Induction Hob, Combi Microwave/Oven/ Grill, Fridge/Freezer, Dishwasher, Patio Doors Leading To Patio.

Utility Room, Snug / Cinema Room, Separate Toilet

First Floor:

Bedroom 1 Double Room, Walk-In Shower, Heated Towel Rail, Toilet

Bedroom 2 Double Room, Walk-In Shower, Heated Towel Rail, Toilet

Bedroom 3 Double Room, Walk-In Shower, Heated Towel Rail, Toilet

Bedroom 4 Double Room

House Bathroom Bath, Walk-In Shower, Heated Towel Rail, Toilet

The property has underfloor heating throughout, bed linen, towels and Wi-Fi are included with each letting.







Outside

There is a front garden with patio and garden furniture. Rear garden with garden furniture and BBQ. there is also a Hot tub for 6. The property has onsite parking for 4 cars.

Dewhurst Farm is frequented by families and friends seeking an upscale retreat in Lancashire. The property provides a modern blend of comfort and charm throughout, with four bedrooms for accommodating up to eight guests.

The property benefits from year round trade and has been running for 4 years. Trading accounts are available after signing an NDA

Services

Air Source Heat Pump - Central Heating

Private Drainage to treatment plant

Mains water

Mains electricity

Area

The nearby market town of Clitheroe hosts an excellent range of shops, bars, café's as well as the impressive Bowland Brewery leisure complex. The area is renowned for "Farm to Table" dining with excellent pubs and restaurants many set within the ANOB area of the Trough Of Bowland.

Nearby, the picturesque village of Whalley beckons with its charming wine bars, boutique shops, and the serene ambiance of its beautiful abbey grounds.

The Ribble valley is an affluent area with a café culture and rural heritage and is a desirable place to visit

East Lancashire, Manchester and Yorkshire business centers as well as the northern motorway network are within striking distance. Travel distances are approximate, Blackburn 5 miles / Skipton 22 miles / Leeds 42 miles / Manchester 49 miles / Leeds Bradford Airport 35 miles / Manchester International Airport 46 miles/ Kendal and the Lake District 60 miles. M6 North and South 15 miles.



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General Remarks

Services: The property has the benefit of mains electricity, mains water and under floor heating sourced by a heat source air pump. Sewerage is by way of a septic tank/treatment centre that was last emptied July 2024. The vendor has advised that the septic tank complies with current regulations.

Parking allocated and number of spaces : There is driveway parking to the side of the property.

Construction Type : Stone with concrete blocks and tile. The property benefits from an NHBC (National House Building Council) warranty.

Building Safety: None known.

Restrictive Covenants : The property only has planning permission to be a short term holiday let, with a maximum of 12 weeks occupation.

Listed building : The property is not listed.

Conservation Area / AONB : The property is not in a conservation area, however it is close to the Trough of Bowland AONB (Area of Outstanding Natural Beauty).

Easement, and Wayleaves or Rights of Way : There is a right of way over the access lane adjacent to the property.

Footpaths / Bridleways : There are no public footpaths or bridleways on the title.

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 : The vendors are not aware of any that affect the property.

Planning Consents affecting the property : The vendors are not aware of any that affect the property.

Accessibility adaption information : None known.

Coal field / mining area : The vendors are not aware of any that affect the property.

Communications :

Broadband: Standard 13mbps available in the area.

Mobile signal: EE, Three, O2 and Vodafone are available in the area.

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

Mortgage ability : we understand that as far as we are aware it is possible to secure a mortgage against this property.

Please note: Amitstead Barnett LLP have not tested any of the above services and purchasers should satisfy themselves as to their presence and working condition prior to exchange of contracts.

Title & Tenure: The property is offered for sale Freehold with vacant possession upon completion.

Local Authority: Ribble Valley Borough Council **Council Tax:** Business Rates

Viewings: Viewings are strictly by appointment with the sole selling agents. For the attention of Jason L Preston. Where possible, we ask that all potential buyers look at virtual viewings in the first instance and get a bearing as to the location and area via Google maps where the area is less familiar. Some of our vendors request only physical viewings to parties in a position to proceed.

What3words Location : //tutored.lends.folk

Money Laundering Regulations Compliance: please bear in mind, that Amitstead Barnett will require from any purchaser looking to offer on a property, details of any chain, confirmation of the purchaser's ability to fund the purchase, solicitors' contact details and 2 forms of identification. We will also undertake an electronic identity check which will leave a soft ID print, but will not affect credit rating.

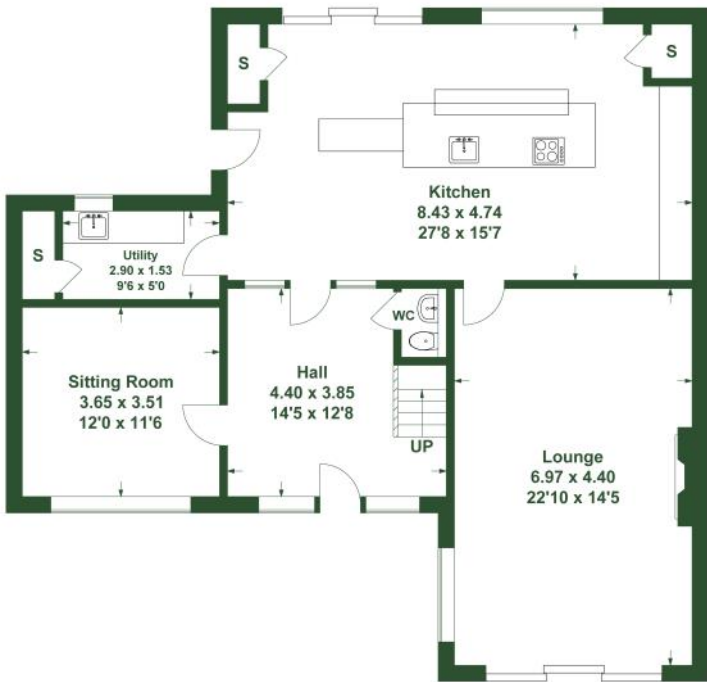
Mortgage Referrals : We refer some sellers and buyers to Key Mortgage Advice and other mortgage brokers. It is your decision whether you choose to deal with any person that we may refer you to including Key Mortgage Advice. Should you decide to use Key Mortgage Advice you should know that we would receive a referral fee, typically between £100 and £700 per successful referral , which leads to mortgage adviser earning commission from them, for recommending you to them.

Method of Sale: The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

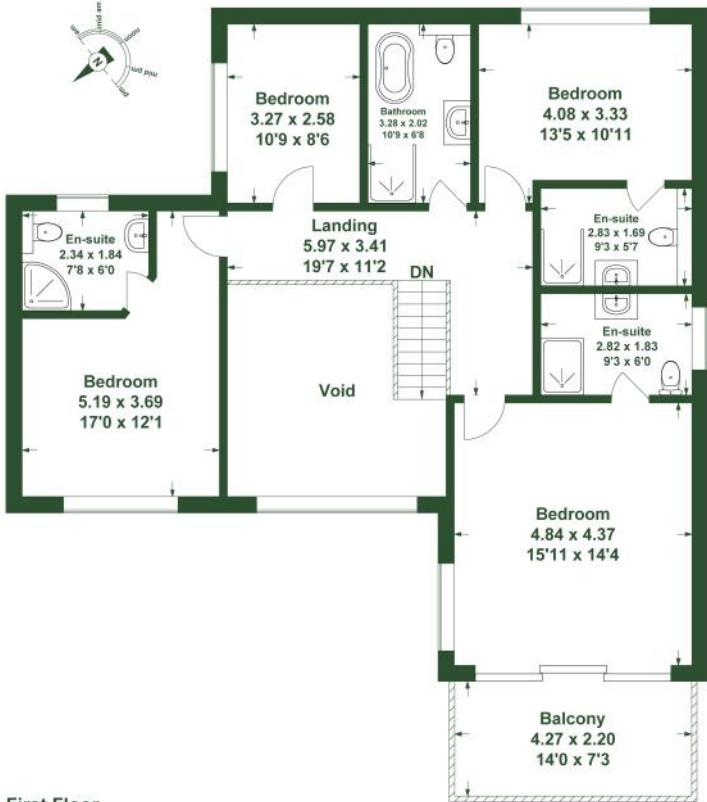
SUBJECT TO CONTRACT

Approximate Gross Internal Area : 200.76 sq m / 2161 sq ft (Excluding Void)

This floorplan is for illustrative purposes only, it is not drawn to scale.
Any measurements/ floor areas (including any total floor area)
and orientation are approximate.
Produced by Lens-Media

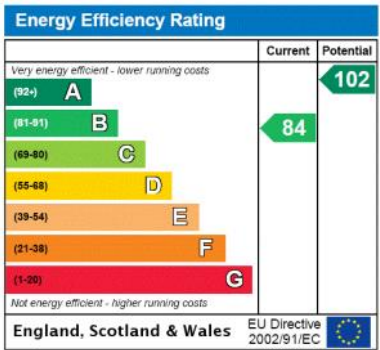


Ground Floor



First Floor

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 to 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.





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