

£1,500pcm



Armitstead
Barnett

Chipping Road, Chaigley, Clitheroe BB7 3LX



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BB7 3LX

£1,500 pcm

Security Deposit-£1,730.77



- Semi-detached Barn Conversion
- Four Bedrooms
- One bathrooms
- Situated in The Forest of Bowland National Landscape
- Off-road parking
- Generous garden with spectacular views
- Available from end of October



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Situated between Chaigley and the village of Chipping, in the heart of the Forest of Bowland's Area of Outstanding Natural Beauty, this property provides generous living accommodation with the benefit of superb views over the surrounding countryside.

The ground floor of the property features 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. equipped with single oven, hob and extractor over. The dining area benefits from a hearth with log burner that creates a warm atmosphere to the space and facilitates fabulous family living. Opposite this, a separate utility room offer space for a washing machine and dryer.

The kitchen leads through to a well proportioned lounge features a log burner and windows to the front of the property overlooking the surrounding fells.





The stairs up to the first floor are accessed from the main hallway, leading to four double bedrooms. There is also a four piece family bathroom comprising a freestanding roll top bath, separate shower, w.c and hand wash basin.

Externally, the garden lies to the front of the property which is mostly laid to lawn with stone flower beds to the side. Parking is to the rear of the property, which is accessed through the shared driveway. This offers space for multiple cars next to the covered storage area.

The property is located in Chaigley however the nearby village of Chipping benefits from a shop, cafes, pubs, churches and a primary school. The towns of Longridge and Clitheroe are also nearby, providing amenities including high schools, supermarkets and other shops. Clitheroe also has a train station. Stoneyhurst College is a 9 mile car journey away.

For additional services, Preston is easily accessible and offers a shopping centre, train station, and connections to major cities such as London, Manchester and Leeds.





General Remarks

Services: The property has the benefit of spring water at no charge and sewerage via a treatment plant that the landlord will be responsible for. Electricity is via mains and central heating is by way of an oil fired boiler.

Parking allocated and number of spaces : Parking for numerous cars available

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 known

Listed building : The property is not listed.

Conservation Area / Natural Landscapes: The property sits within The Forest of Bowland AONB.

Easement, and Wayleaves or Rights of Way : Access will be required through the driveway to the farm buildings and associated yard areas at the rear of the property at all times.

Footpaths / Bridleways : There are no footpaths or bridleways near the property.

Flooding : The property has / has not flooded within the last 5 years, According to the Environment Agencys website the property is within flood zone 1 has a low probability of flooding from rivers and the sea.

Unimplemented Planning Consents : NA

Planning Consents affecting the property : NA

Accessiblility adaption Information : NA

Coal field / mining area : No

Communications :

Broadband: Standard available in the area.

Mobile signal: Outdoor mobile signal available in the area.

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

Mortgage ability : NA.

Please note: Armitstead 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 Freehold.

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 : ///blueberry.torso.desktop

Please note the pictures from the property are from August 2024

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: Armitstead 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 Armitstead 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 Armitstead 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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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