



Garstang Road, Claughton-on-Brock, Preston, PR3 0PH

£1,650PCM







Garstang Road, Cloughton-on-Brock Preston,

PR3 OPH

£1,650 pcm

Security Deposit £1,903.85



4 Bedrooms



2 Bathrooms

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- Deceivingly spacious four bedroom barn conversion
 - Attractive farmhouse style kitchen diner, lounge, utility, study and WC on the ground floor
 - Four bedrooms (principal with ensuite) • Attractive gardens, off road parking and garage
 - Set in Cloughton-on-Brock within a short walk of the various amenities to include shops, restaurants and hair salon and excellent access to the main road and motorway network.
 - Please note the pictures of the property are from June 2023 and the property is not furnished.



This attractive stone built barn conversion offers so much more than it first appears, it unveils spacious and attractive accommodation with good levels of privacy at the rear.

The property is entered from Garstang Road via a private road and is the first property on the right hand side. There is plenty of off road parking and a path leading to the front door. The front door opens into a fabulous and welcoming entrance hall with a staircase leading up to the first floor providing a wonderful feature along with the exposed beams and stone flagged floorcovering.

The hub of this lovely home is likely to be the dining kitchen. This kitchen area has an attractive range of kitchen units incorporating a breakfast bar area. Integrated appliances include a dishwasher, and a cooker with an extractor over along with space for an American fridge freezer.

A spacious utility room is provided which is perfect for country life, there are a range of cupboards, shelving and point for a washing machine and dryer. The boiler is also positioned in this room. Access to the garage is found from the utility room.





The spacious lounge has windows to three elevations ensuring plenty of light. The vaulted ceilings, exposed beams along with timber flooring provide plenty of character in this lovely space. There is also a gas fire set in an attractive fireplace a focal point to the room.

The study overlooks the garden and has the flexibility to be used for a range of purposes. A ground floor WC is also found off the hall.

The staircase rises up to the first floor where most of the bedrooms have the benefit of vaulted ceilings and exposed beams ensuring character throughout. The principal bedroom is a spacious room and also has access to the loft. This has the benefit of a three piece ensuite to include shower, WC and wash handbasin.



There are three further well proportioned rooms and the family bathroom has a free standing bath with a shower head fitting, wash handbasin and WC. There is spacious off road parking where we understand that around 5 vehicles can be positioned along with an integrated largely down to lawn with a stone patio area entertaining.

General Remarks

Services: The property has the benefit of mains electricity, mains gas, main water, mains drainage and central heating is by way of gas combi boiler.

Parking allocated and number of spaces : 5 Parking spaces available with property

Construction Type : Stone

Building Safety : N/A

Restrictive Covenants : Non known

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Next door has a Right of Way over part of the driveway –shared access.

Footpaths / Bridleways : We understand that there are non Known .

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 : No

Communications :

Broadband: Standard and ultrafast available in the area

Mobile signal: Indoor and Outdoor available in the area

Mortgage ability : N/A

Local Authority: Wye Borough Council **Council Tax:** Band D

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

What3words Location : ///shares.assets.agreeable

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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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