

£1,295pcm



Armitstead
Barnett

Head Dyke Lane, Pilling, Lancashire PR3 6SD



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£1,295 pcm

Security Deposit-£1,494.23

- Detached Barn Conversion
- Three Bedrooms
- Two bathrooms
- Finished to an exceptional standard throughout
- Off-road parking
- Spectacular views
- Available immediately



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

As you enter, you are greeted by the heart of this home; an open-plan living area that is both modern and highly functional, seamlessly blending the kitchen, dining, and lounge spaces. The room is finished with a stunning herringbone-patterned floor, which adds a touch of warmth and texture.

The contemporary kitchen features sleek, dark blue fitted cabinets and drawers and integrated appliances, including a double-door Samsung fridge-freezer, two Siemens ovens and a Bora induction hob. Recessed spotlights throughout the ceiling provide bright, even lighting, while the patio doors, leading to the garden, ensure the room is filled with natural light. There is also a downstairs w.c. and storage cupboard.

The ground floor also features the master bedroom. Equipped with a mirrored wardrobe unit that provides substantial storage while also making the room feel larger and brighter. The master bedroom leads through to a modern four-piece ensuite providing a walk in shower, sink basin with storage, w.c. and heated towel rail make this a highly functional and luxurious space.





A modern staircase leads to the first floor where you will find a further two bedrooms.

The first double bedroom features built-in storage with a sliding door again the recessed ceiling lights offer bright even lighting, and an optional wall-mounted television all adding to a modern finish. The room benefits from a double-glazed window with views over neighbouring fields.

The next double bedroom is bathed in natural light from a wide, horizontal window that provides a panoramic view of the rolling fields beyond, bringing the beauty of the countryside indoors.

The double bedrooms served by the family bathroom. The room is fitted with a white panelled bath and an overhead shower with a glass screen. A wall-mounted toilet and hand basin, along with a mirrored cabinet and a heated towel rail.

Externally, the property is accessed via a private track secured by an electric gate. The front and side of the property feature gravel areas for parking of two cars. To the rear, there is a garden area overlooking the countryside neatly bordered by a fence. This outdoor space offers a tranquil area for relaxation and outdoor activities





General Remarks

Services: The property has the benefit of mains water and mains electricity. Heating is by way of an air source heat pump. Foul drainage is by way of a septic tank.

Parking allocated and number of spaces :2 Parking spaces available with property. Cars are not to obstruct access to the neighbouring farm yard.

Construction Type : Steel frame with timber stud.

Building Safety : Located next to a farm yard, all tenants are to be mindful of machinery and never enter.

Restrictive Covenants : None known

Listed building : The property is not listed.

Conservation Area / AONB : NA

Easement, and Wayleaves or Rights of Way : There is a right of way along the front of the property for access to the farm yard.

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

Flooding : The property has not flooded within the last 5 years, According to the Environment Agencys website the property is within flood zone 3 has a high probability of flooding from rivers and the sea

Unimplemented Planning Consents : NA

Planning Consents affecting the property : NA

Accessibility adaption Information : NA

Coal field / mining area : No

Communications :

Broadband: Standard available in the area or Starlink.

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 E

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

What3words Location : ///existence.losses.helpful

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

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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