

Asking Price £475,000



Armitstead  
Barnett

Talbot Bridge, Bashall Eaves, Clitheroe, Lancashire, BB7 3NA





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- Beautifully presented three-bedroom barn conversion with open-plan kitchen, dining, and living area with contemporary fittings and stylish décor.
- Principal bedroom with en-suite shower room plus two further well-proportioned bedrooms and house bathroom.
- Decked terrace with stream and countryside views, ideal for entertaining or relaxing
- Off-road parking for three vehicles and access to a private garden.
- Freehold Tenure



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Located in a peaceful courtyard shared with three other properties Saddle Barn is a delightful semi-detached barn conversion finished to an immaculate standard throughout. The downstairs was renovated 3 years ago, including new kitchen, flooring, downstairs toilet, wood burner and underfloor heating. The property is spacious and well planned but also offers the possibility to extend with ample space to the side and the rear if additional living space were required (subject to planning consent). To the rear is a large terrace overlooking a stream which in turn looks over the rear garden. The garden is currently accessed from the entrance road to the side of the neighbouring property, but a bridge would create pedestrian access if constructed.



Entrance Vestibule – welcoming space with access to the WC.

Cloakroom/WC – modern suite with wash basin and WC.

Open-Plan Kitchen, Dining & Living Room – a spacious, light-filled hub with multiple windows, wood flooring, contemporary kitchen units in modern colours, space for a large dining table, integrated appliances, and access to the rear terrace.







Landing – bright and airy, with access to all rooms.

Bedroom One – generous double with fitted wardrobes and en-suite shower room.

Bedroom Two – another well-proportioned double with fitted storage.

Bedroom Three – versatile room, ideal as a guest bedroom, study, or nursery.

Family Bathroom – stylish three-piece suite with bath, overhead shower, and heated towel rail.

To the side, the property offers private parking for three cars, while the rear opens onto a beautiful terrace with rural and stream views. Beyond the terrace is a large garden mainly laid to lawn but with huge possibilities. There is also an established cottage garden in the field.

A Bio-Mass boiler provides heating and hot water. The use is sub-metered to each property and occupiers are invoiced according to use. A legal contract is in place for usage and maintenance, further details and running costs upon request.

The property is ideally situated for countryside walks and is just a short stroll to the renowned 'The Red Pump Inn' restaurant. Local amenities, transport links, and village facilities.



## General Remarks

**Services:** The property has the benefit of mains electricity. The water supply is by way of a private borehole, sewerage is by way of a shared septic tank, which is located on a neighbour's land. We understand from the vendor, that the tank is compliant with current regulations. A Bio-Mass boiler provides heating and hot water which is also located on a neighbour's land.

**Parking allocated and number of spaces :** There is a private driveway for 1 car. There is also a shared car park with an additional 2 allocated parking spaces.

**Construction Type :** Standard construction.

**Building Safety :** None known to the vendor.

**Restrictive Covenants :** There are no covenants on the property. There are covenants on the field to prohibit any permanent structures being built. Please ask at the office for further information.

**Listed building :** The property is not listed.

**Conservation Area / National Landscapes :** Yes, the property is in a conservation area.

**Easement, and Wayleaves or Rights of Way :** The neighbours have right of access over the field to access their own field.

**Footpaths / Bridleways :** None known to the vendor.

**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. No defence has been put in place.

**Unimplemented Planning Consents :** None known to the vendor.

**Planning Consents affecting the property :** This list is not exhaustive, we have listed those consents that the vendors feel affect the property.

**Coal field / mining area :** Information obtained from the Local Authority and British Geological Survey.

### Communications :

Broadband: Ultrafast 1800 Mbps available in the area

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

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

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

**Buyers information:** Buyers should be aware that stamp duty is payable on the purchase of a property. Stamp Duty levels can vary between buyers. Please look at the HMRC Stamp Duty Calculator for further information

**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 offered for sale Freehold with vacant possession upon completion.

**Local Authority:** Ribble Valley Borough Council **Council Tax:** Band E

**Viewings:** Viewings are strictly by appointment with the sole selling agents. For the attention of Jason 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 :** [//types.bathtubs.advice](https://types.bathtubs.advice)

**Money Laundering Regulations Compliance:** please bear in mind, that Armitstead 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.

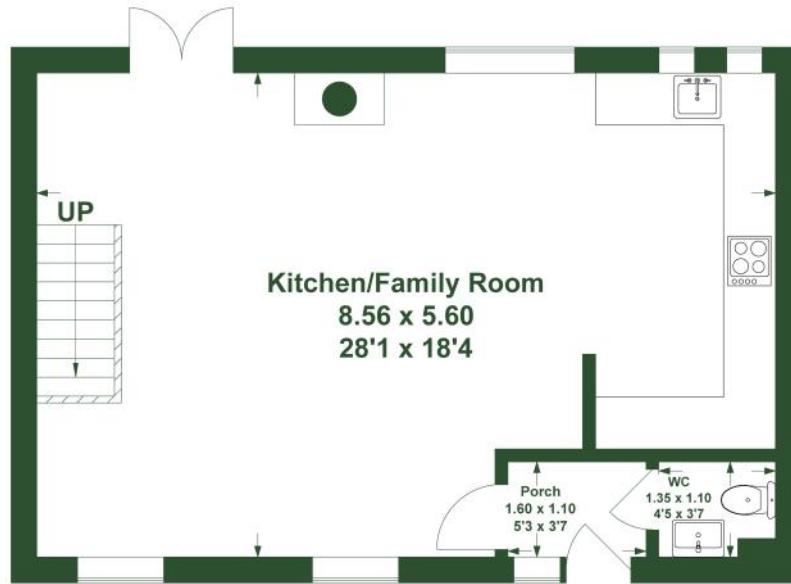
**Method of Sale:** The property is for sale by Private Treaty. If there are high levels of interest we may seek best and final offers.

**SUBJECT TO CONTRACT**

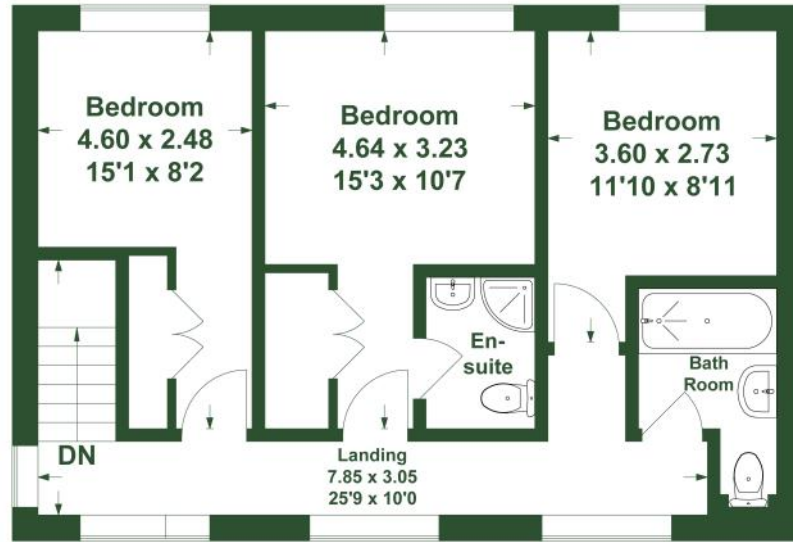
Approximate Gross Internal Area : 95.87 sq m / 1032 sq ft



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

**Amitstead 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 to 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 Amitstead 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 Amitstead 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		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





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