

£1,750pcm



Armitstead
Barnett

Oakenclough Road, Scorton, Preston PR3 1DH



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Scorton, Preston PR3 1DH

£1,750 pcm

Security Deposit-£2,019.23

- Well presented modern four bedroom house
- Attractive living kitchen and superb lounge
- Four bedrooms with principal bedroom having an en-suite bathroom.
- Under floor heating throughout
- Spectacular views
- Available immediately
- Sought after rural location





A stunning modern four-bedroomed detached stone-built house set in an elevated position, enjoying far reaching views across the countryside, in a sought-after location on the edge of the Forest of Bowland Area of Outstanding Natural Beauty.

The front door leads into a welcoming reception hallway with solid wood floor and bespoke staircase leading the first floor. From the hallway a door leads to an office / study with a window overlooking the front of the property. A useful cloakroom with w.c. is off the hallway and a further door leads to the rear snug with French doors to the rear patio and garden.



The heart of this family house centres round the attractive kitchen dining living space which has a focal double sided woodburning stove, French doors to the side. The kitchen comprises a range of wall and floor-mounted kitchen units, granite worktops, double oven, induction hob, fridge freezer, wine fridge and 1/1/2 bowl stainless steel sink unit.





Off the kitchen is a useful boot room / boiler room with side access door.

The staircase leads to a lovely open landing, and from here is the large principal bedroom with spacious en-suite including double walk-in shower, w.c. and wash handbasin.

Also from the hallway are three further double bedrooms. The family bathroom comprises a bath with mains shower over, sink and toilet.

Externally the property offers ample off road parking, easy to maintain lawned gardens and a garden shed for storage.



General Remarks

Services: The property has the benefit of mains electricity and mains water. Drainage is via a private water treatment plant system which is the landlords responsibility. The house is heated by a Water Source Heat Pump. Heating is by way of underfloor heating and some radiators.

Parking allocated and number of spaces : Parking available to the side of the property

Construction Type : Stone with oak and slate roof.

Building Safety : Access may be required to the land to the side and therefore the shared driveway cannot be blocked, nor can children play on this area.

Restrictive Covenants : None known

Listed building : The property is not listed.

Conservation Area / AONB : The property is situated within the Forest of Bowland Area of Outstanding Natural Beauty.

Easement, and Wayleaves or Rights of Way : We are not aware of any easement of wayleaves affecting the subject property.

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 : See Wyre Borough Council's Planning Portal

Planning Consents affecting the property : Planning consent has been granted for up to nine holiday lodges. A full suite of planning documents can be downloaded from Wyre Borough Council's Planning Portal under application number 2024/00054/FULMAJ.

Accessibility adaption information : NA

Coal field / mining area : No

Communications :

Broadband: EE available in the area

Mobile signal: O2 Vodafone and 5G signal available in the area

B4RN : Landlord advised the property is connected to B4RN.

The above information is according to Ofcom <http://checker.ofcom.org.uk> and <http://b4rn.org.uk>

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 : compelled.siesta.crystals

Please note the pictures from the property are from September 2024 and no furnishing will be left.

Please note the property is available for a short term let, initially for a period of 6 months.

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.

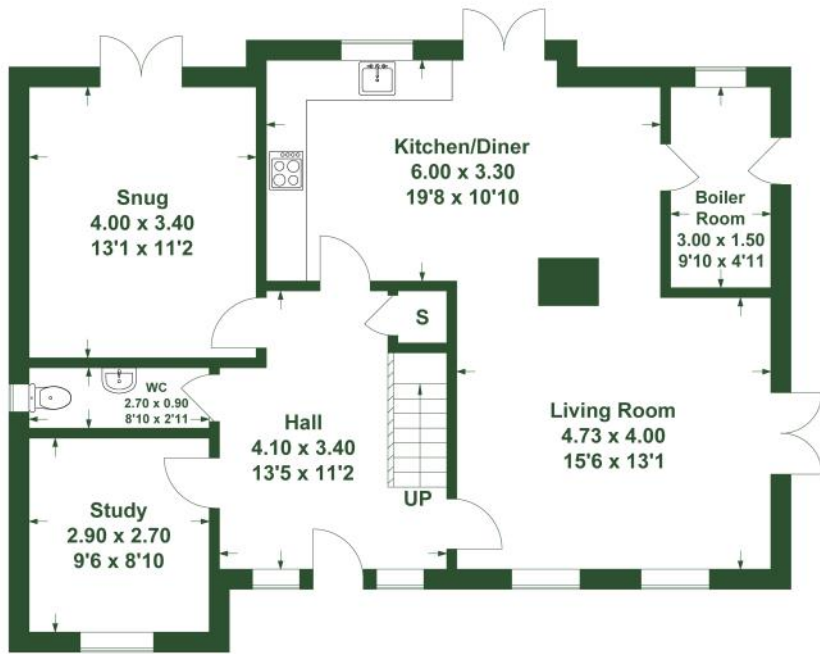
Tenants Costs: Armitstead Barnett will require the equivalent of 1 week's rent per household, as a holding deposit (For example: for a property that is £500 per calendar month, the holding deposit will be £115.38). We will hold this for 15 days during which time all the necessary paperwork should be 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

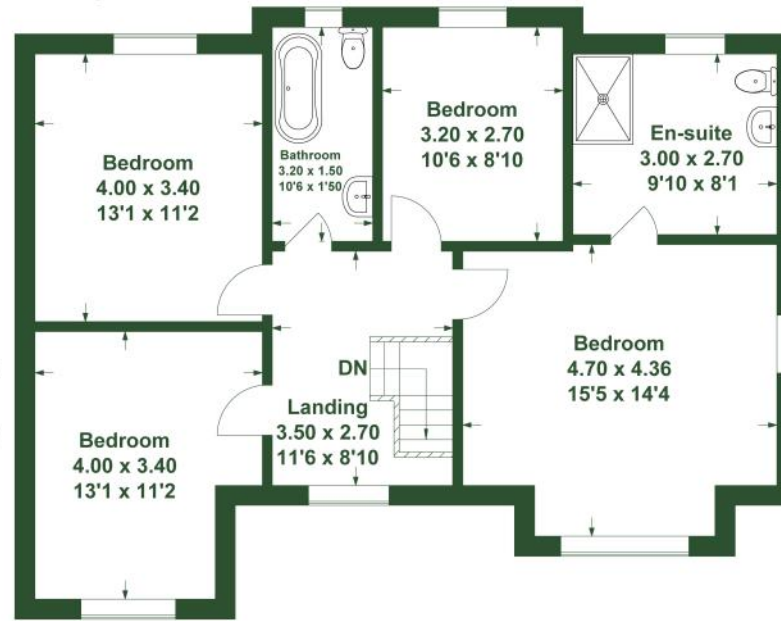
Approximate Gross Internal Area : 164.27 sq m / 1768 sq ft



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

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		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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