



Blackleach Lane, Bartle, Preston, PR4 0RY

£2,500 per calendar month







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4/5 Bedrooms



3 Bathrooms

- A unique detached modern property built in 2022 by the landlord combining state of the art eco-technology along with luxury family living.
- Extremely spacious accommodation over two floors allowing for a variety of layouts including ground floor bedrooms and first floor living space.
- Large principal suite featuring a four piece en-suite bathroom, walk in wardrobe and large balcony area overlooking farmland to the rear.
- There is a garage and parking to the front and a mature lawned garden and patio area to the rear.



Built to the highest eco standards, this amazing, bright and light family home offers spacious luxury living. It includes solar panels which run the hot water, an air source heat pump to run the underfloor heating to the family room, and a MVHR system throughout the entire house that provides constant, filtered fresh air while recovering heat from outgoing stale air before it is distributed back through the house.

Entrance into this impressive building is through the front door leading to the double height hallway with skylight. There is a cloakroom with w.c off and access to the living areas and ground floor bedrooms.

The main reception room offers ample space for living and dining and features two sets of patio doors onto the side and rear garden. At the other end of the large room is the modern fitted kitchen. The pale grey units incorporate a double oven with grill, fridge freezer, induction hob with extractor over and dishwasher. The composite sink sits neatly in the sleek worksurface. This whole room benefits from under floor heating.

Also from the hallway is the utility room providing storage space, a stainless steel sink, space for a washing machine and condenser dryer. There is a door into the garage and also a door into the rear garden.

At the other end of the hallway to the front of the house are 3 further bedrooms, one of which has been used as a study. Two of the rooms feature floor to ceiling windows allowing the light to flow in.

There is also a shower room with heated towel rail.





The spacious landing area gives access to the first floor accommodation.

To the front of the house is a large room, open to the eaves with two sets of patio doors in front of Juliet balconies. This room could be utilised as a bedroom or a further living space in addition to the family room downstairs.

To the rear of the house is the principal bedroom suite. This impressive room has built in wardrobes along the length of one wall, a further walk in wardrobe / storage room which gives access to the Plant Room, and a large 4 piece en-suite bathroom comprising a large walk in shower cubicle, bath with shower attachment, a vanity unit housing the sink and w.c., and a heated towel rail. Sliding doors from the bedroom open onto the covered, decked balcony area providing views over the open countryside to the rear.

The plant room houses the solar battery, air source heat pump and hot water tank. Access to this room will be required to monitor and maintain the plant and equipment. Tenants will be asked not to alter the equipment in any way.

Also on this floor is a further room with a skylight which would make a great office or playroom, and a third shower room with sink, toilet and shower cubicle.

To the rear is a patio area opening onto lawned gardens. To the front is ample parking for several cars and a single garage with electrically operated door.



General Remarks

Services: The property has the benefit of mains water, mains electricity and a waste water treatment system. The heating to the family room and kitchen is by way of underfloor heating powered by the air source heat pump, with heating controls in the family room.. The rest of the house is served via a MVHR system to all rooms.

Parking allocated and number of spaces : Driveway parking for several cars and a single garage. The entry way to the property is shared and cannot be blocked.

Construction Type : SIPS panel frame with stone, block and render face. Additional 100mm insulation to roof and 50mm insulation to external walls giving property A rating for energy use.

Building Safety: None known.

Restrictive Covenants : None known.

Listed building : The property is not listed

Conservation Area / National Landscapes : N/A

Easement, and Wayleaves or Rights of Way : Shared access (driveway in part only).

Footpaths / Bridleways : None 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 and has a low probability of flooding from rivers and the sea.

Unimplemented Planning Consents : None known.

Planning Consents affecting the property : None known.

Accessibility adaption information : 2 ground floor bedrooms and shower room have wide door access and there is a ramp to the front door.

Communications :

Broadband: Standard broadband is available in the area

Mobile signal: Good outdoor signal is available in the area

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

Mortgage ability : N/A

Local Authority: Preston City Council **Council Tax:** Band G

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

What3words Location : maybe.twins.home

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



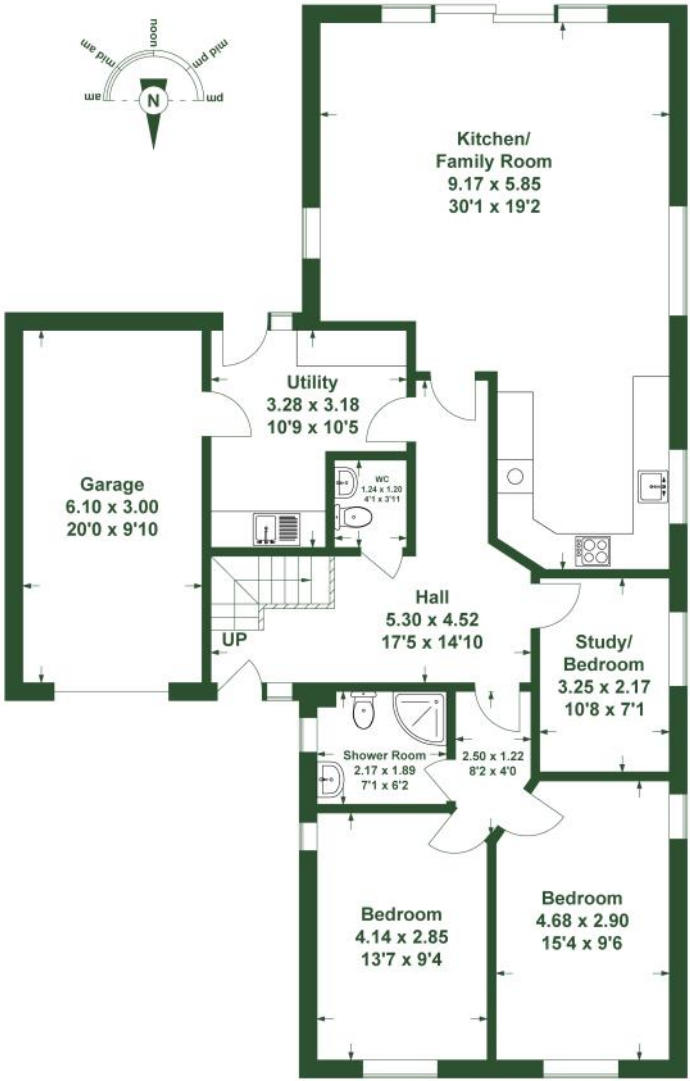
Armitstead Barnett for themselves and the vendors or lessors of this property whose agents they are given notice that:

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.

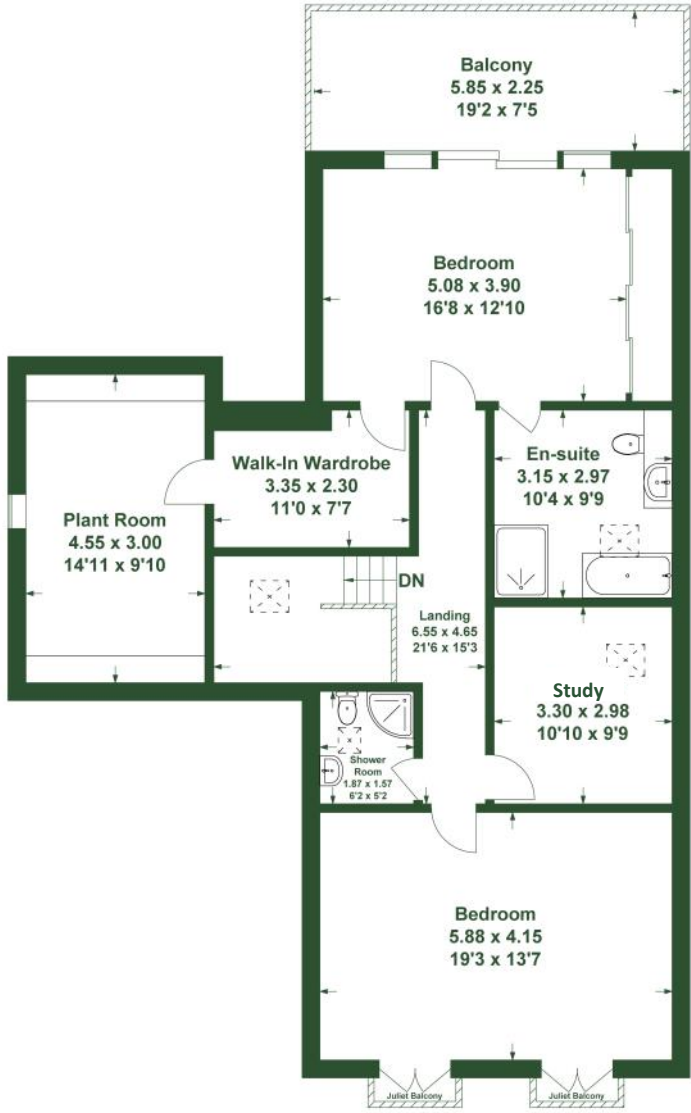
Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area : 224.95 sq m / 2421 sq ft
 Garage : 17.73 sq m / 191 sq ft
 Total : 242.68 sq m / 2612 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



North Lancashire

Wyre House, Cartmell Lane,
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Cumbria

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