

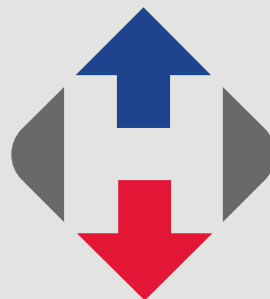
1 WHAT CLOSE BARN
GISBURN
BB7 4JJ
£1,650 per month



- Semi-detached 3-storey barn conversion
- 4 bedrooms, 3 bathrooms
- Large lounge with dining area
- Sitting room, cloakroom & utility
- Modern kitchen with appliances
- Detached double garage, lawned garden
- Available early June 2024
- Unfurnished. Min 12-month tenancy.

A stunning stonebuilt barn conversion situated in this rural yet convenient location with surrounding views across the beautiful Ribble Valley countryside.

There is a large open-plan lounge and dining area with glazed door and picture windows overlooking the garden, snug sitting room with log burner, kitchen with grey shaker style units and appliances, a 2-piece cloakroom and utility room. On the first floor there are two en-suite bedrooms and a 4-piece house bathroom, and on the second floor are two further bedrooms.



Outside there is a drive-in drive-out driveway with ample parking with a detached double garage. To the rear there is a lawned garden which adjoins open fields.

LOCATION: Leave Gisburn on Burnley Road in the direction of Barrowford and proceed straight on for just over a mile and then halfway along the long straight before Todber Caravan park turn left onto the private road. Continue straight on passing the farm and then turn left to What Close Barn. The property is well signposted.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

ENTRANCE: Through half-glazed front door into: **PORCHWAY:** With tiled floor and recessed spotlighting.

UTILITY ROOM: 1.6m x 1.5m (5'3" x 5'0"); with plumbing for a washing machine, space for a tumble dryer, wall-mounted Worcester central heating boiler, fitted wall cupboards and tiled floor.

STUNNING OPEN-PLAN LOUNGE WITH DINING AREA: 7.5m x 3.9m (24'7" x 12'11"); with feature lighting, recessed spotlighting, 3 Velux windows, picture window, glazed door opening onto patio with excellent views across the countryside and double doors to:

INNER HALLWAY: Split level with stone steps, recessed spotlighting and return staircase off to first floor.

CLOAKROOM: 2-piece white suite comprising w.c., wash-hand basin with chrome mixer tap and tiled splashback, tiled floor, recessed spotlighting and extractor.

SITTING ROOM: 4.6m x 3.2m (15'0" x 10'4"); with feature exposed beams, recessed spotlighting, feature fireplace housing cast iron log burning stove sat on a stone flagged hearth with stone mantel, excellent views across neighbouring countryside and glazed door leading to rear garden.

KITCHEN: 4.4m x 3.2m (14'4" x 10'5"); with a fitted range of grey shaker style wall and base units with complementary quartz worktop and splashback with under-unit lighting, Belfast sink unit with brushed steel mixer tap, integrated electric fan oven, 4-ring ceramic hob with extractor over, integrated dishwasher, fridge and freezer, recessed spotlighting, tiled floor and half-glazed door to driveway.

FIRST FLOOR:

SPACIOUS LANDING: With recessed spotlighting, storage cupboard with hanging space and staircase to 2nd floor.

BEDROOM ONE: 4.5m x 3.1m (14'10" x 10'3"); with 2 windows offering excellent outlooks across the countryside, exposed beams and recessed spotlighting.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising w.c., wash-hand basin and corner shower enclosure with fitted thermostatic shower, part-tiled walls, tiled floor, extractor fan, recessed spotlighting and heated towel rail.

BEDROOM TWO: 4.3m x 3.1m (14'3" x 10'3"); with recessed spotlighting and exposed beams.

EN-SUITE SHOWER ROOM: 3-piece white suite comprising w.c., wash-hand basin and corner shower enclosure with fitted thermostatic shower, part-tiled walls, tiled floor, Velux window, recessed spotlighting, heated towel rail and access door leading to eaves storage housing hot water cylinder.





HOUSE BATHROOM: With a 4-piece white suite comprising w.c., wash-hand basin, panelled bath and a corner shower enclosure with thermostatic shower, recessed spotlighting, Velux window and tiled floor.

SECOND FLOOR:

BEDROOM THREE: 4.3m x 3.0m narrowing to 2.2m (14'3" x 9'11" narrowing to 7'3"); with window to side elevation, Velux window, recessed spotlighting and built-in shelving.

BEDROOM FOUR: 4.5m x 2.1m and 3.2m to recess (14'9" x 6'10" and 10'7" into recess); with window to side elevation, Velux window, recessed spotlighting and fitted shelving.

OUTSIDE: To the front of the property is gated access leading to a tarmac driveway and separate gate to gravelled driveway providing ample parking. There is a stonebuilt DETACHED DOUBLE GARAGE measuring 5.9m x 6.4m (19'3" x 20'10") with remote control electrically operated up-and-over door, power, light and personal door to side, along with a stone paved patio area to the front. To the rear there is an enclosed garden with stone paved patio with step down to lawn with excellent views across open fields.

HEATING: Calor gas central heating with sealed unit double glazing.

DEPOSIT: £1,903.00

RESTRICTIONS: No pets and no smokers.

EPC: The energy efficiency rating for this property is C. **COUNCIL TAX:** Band F £3,178.94 (April 2024).

MINIMUM INITIAL FIXED TERM: 12 months. **AVAILABLE:** Early June 2024.

Please Note

A deposit is required for each property, this would normally be the equivalent of 5 weeks' rent.

The prospective tenant will be required to pay a holding deposit, at the point of the application being accepted, which will reserve the property for 10 days in order to obtain references. The holding deposit is equivalent to 1 week's rent and is non-refundable should you withdraw from the process, fail a 'Right to Rent' check or provide any false or misleading information on the application. Once the tenancy is complete, the holding deposit will be credited to the first month's rent.

Full reference checks are carried out on every tenant.

Should the landlord agree for the tenant to have a pet at the property, the rent will be increased by 5% each month.

Payment of the first month's rent and deposit **MUST** be made by bank transfer, Building Society counter cheque or debit card. Personal cheques are not acceptable except in exceptional circumstances and in any case a minimum of 10 days will be required for such cheques to be cleared. We cannot accept payment by credit card or cash.





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