

**TO LET**

 safeagent

**John Pallister**  
Chartered Surveyors



**£1,350 pcm (Unfurnished)**

**Higher Clough Farmhouse**

**School Lane**

**Slaidburn**

**BB7 4TS**

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**The Coach House**

**28 Duck Street**

**Clitheroe**

**BB7 1LP**

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Nestled in a tranquil rural setting on the fringe of Gisburn Forest, this delightful three-bedroom farmhouse offers idyllic countryside living. With a versatile portal frame outbuilding and sweeping views over the stunning Forest of Bowland

The accommodation briefly comprises: - (all sizes approximate)



**Kitchen:** 11'6" (3.56) x 11'4" (3.49) with Wooden base and wall units, extractor and radiator



**Living Room:** 14'5" (4.41m) x 13'4" (4.08m) with radiator and wood burner



**Snug/Dining Room:** 10'3" (3.14m) x 13'5" (4.13m) with radiator and wood burner



**Pantry:** with stone and wooden shelving



**Hallway with stairs to basement**

Staircase leading to landing



**Bedroom:** 11'3" (3.43m) x 13'4" (4.09m) with radiator



**Bedroom:** 14' 8" (4.5m) x 13'4" (4.07m) with radiator



**Bedroom:** 11' 7" (3.58m) x 11'3" (3.43m) with radiator



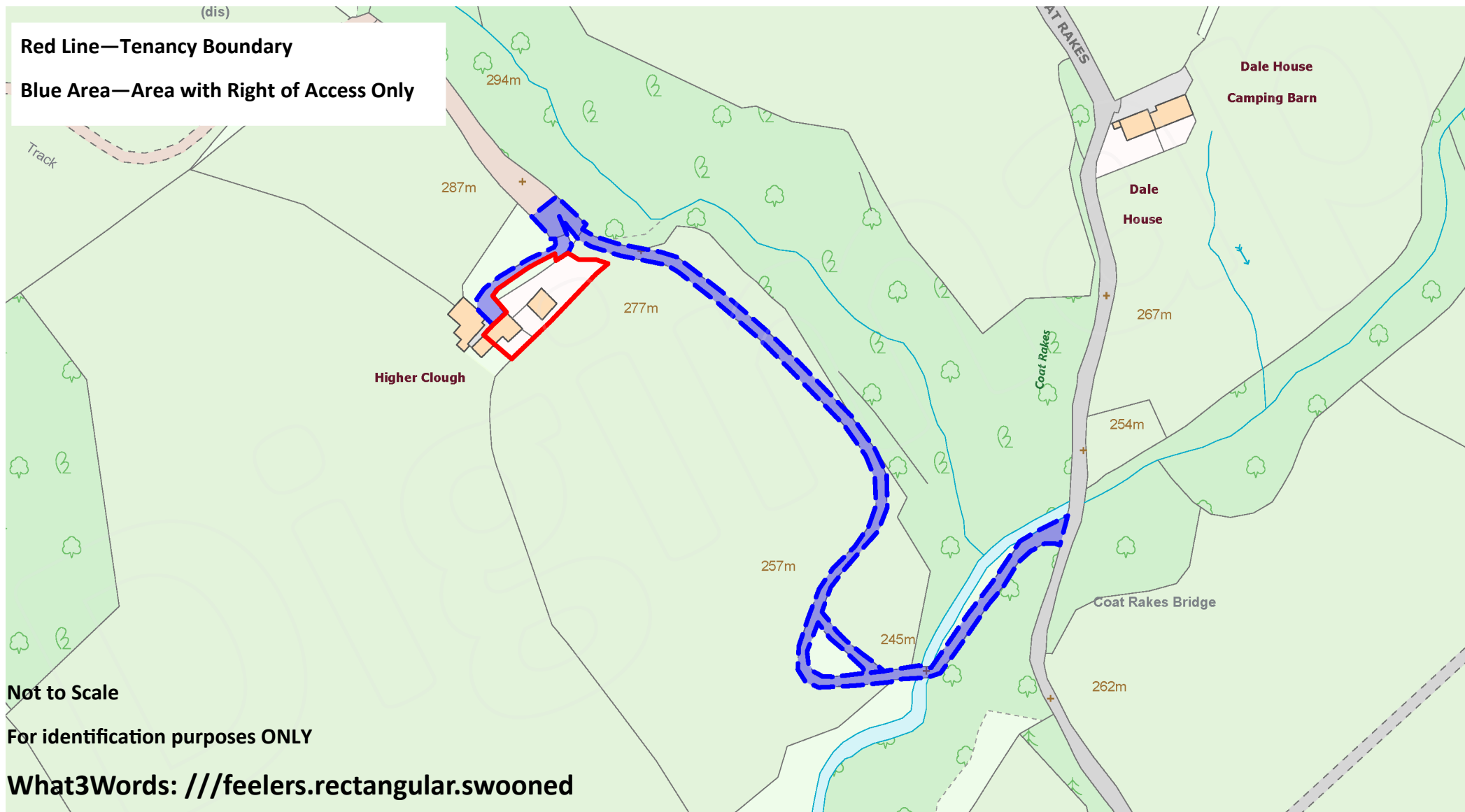
**Bathroom:** 11' 2" (3.44m) x 7' 5" (2.29m) with three piece bathroom suite of toilet, sink and bath with over bath shower and radiator.

**Outside:** Gardens to the front and rear with views over Gisburn Forest. The property benefits from a 2 bay portal frame building with electricity and right of access.



Red Line—Tenancy Boundary

Blue Area—Area with Right of Access Only



Not to Scale

For identification purposes ONLY

What3Words: ///feelers.rectangular.swooned

## Tenancy Details

- Type of Tenancy: Unfurnished Assured Shorthold
- Rental: £1,350pcm
- Period of Tenancy: 6 month - Renewable thereafter by agreement
- Deposit: £1,557 to be registered in the DPS
- Available from: Immediately subject to references and Tenancy Agreement
- Special Terms: Non-smokers, Preferably no pets
- Council Tax: Band ' C '
- EPC: E-49

### Prospective Tenants Please Note

**All prospective tenants will be required to complete an application form**

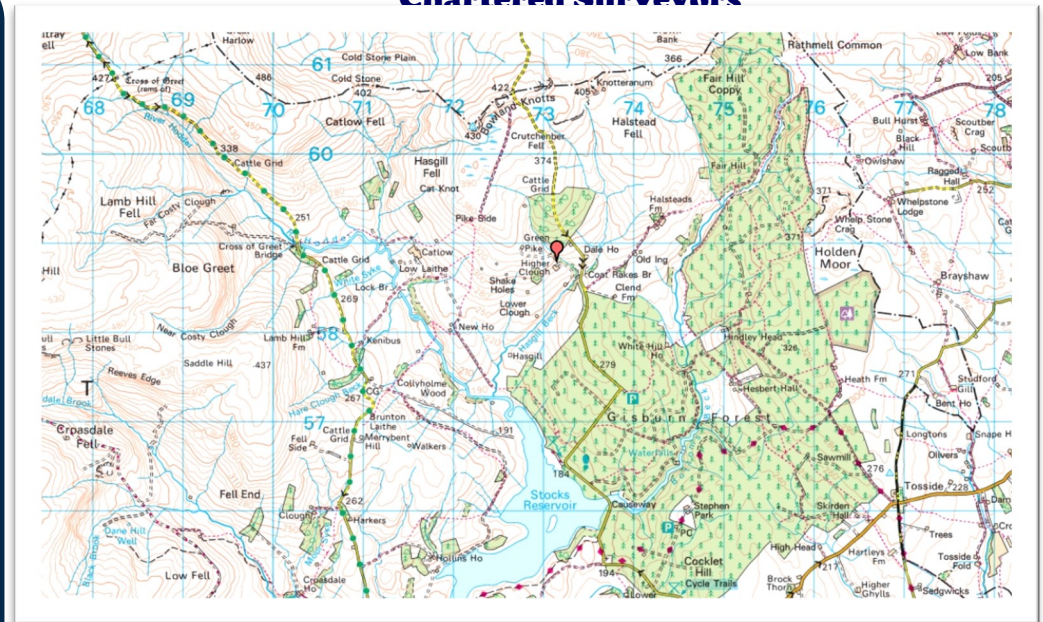
The application form will require information including the following: -

- Bank or Building Society details
  - Details of your current Employment and Landlord/Agent if applicable
  - Details of any County Court Judgements, Bankruptcy Orders etc
- References can then be sought if the Landlord is agreeable, usually by an independent agency.

Subject to satisfactory references, the prospective tenant will then be required to provide:

- One month's rent in advance.
- A Deposit (usually equal to 5 weeks rent) to be held by the DPS

ALL NEGOTIATIONS/APPLICATIONS ARE ENTERED INTO  
ON A SUBJECT TO CONTRACT BASIS



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



**John Pallister** for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

