

TACKLERS COTTAGE
RIBBLESDALE SQUARE
CHATBURN
BB7 4AQ

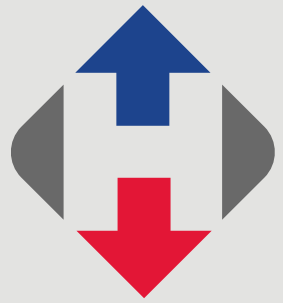
£995 per month



- Exceptional stone-built cottage
- Three bedrooms
- Luxury 3-piece shower room
- Highly desirable village location
- Lounge with wood burning stove
- Modern fitted dining kitchen with appliances
- Brimming with character
- Unfurnished.

A rare opportunity to rent a stunning stone-built detached cottage in the heart of Chatburn village, which is discreetly tucked away from the road.

The property comprises lounge with cast iron wood burning stove, quality fitted dining kitchen with appliances, three bedrooms and a modern shower room. A property sure to generate much interest so early viewing is recommended.



LOCATION: Entering Chatburn village centre from the Clitheroe direction turn left into Ribble Lane. Ribblesdale Square is situated on the right hand side.

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

LOUNGE: 5.8m x 4.0m (19'2" x 13'1"); with cast iron wood burning stove, under stairs storage cupboard and staircase to first floor.

DINING KITCHEN: 4.2m x 2.6m (13'7" x 8'5"); with a range of attractive fitted wall and base units with complementary laminate working surfaces, integrated electric oven, 4-ring ceramic hob with extractor over, fridge freezer, plumbing for washing machine, fitted benched seating area and French doors to exterior.

FIRST FLOOR:

LANDING:

BEDROOM ONE: 4.0m x 3.1m narrowing to 2.7m (13'1" x 10'1" narrowing to 8'8"): with feature exposed stone wall.

BEDROOM TWO: 3.0m x 2.0m (9'8" x 6'5").

BEDROOM THREE: 3.0m x 1.6m (9'8" x 5'2").

SHOWER ROOM: Housing luxury three-piece white suite comprising low suite w.c, vanity washbasin with cupboards under, walk-in shower enclosure with twin head thermostatic controlled shower and built-in cupboard housing central heating boiler.





DEPOSIT: £1148.00.

RESTRICTIONS: Pet requests must be submitted in writing. No smokers.

AVAILABLE: Immediately.

EPC: The energy efficiency rating for this property is D.

COUNCIL TAX: Band B, £1,858.20 (April 2026).

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 security deposit.

Full reference checks are carried out on every tenant.

Payment of the first month's rent and deposit **MUST** be made by bank transfer 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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