



Red Syke Twiston

£2,200pcm

£26,400 pa

Unfurnished



Directions

What3words

customers.shapes.catching

INGHAM & YORKE



TO LET

PROPERTY TYPE

🏠 Detached

BEDROOMS

🛏 5

BATHROOMS

🛁 3

Key features

- Large detached period property situated at the foot of Pendle Hill.
- Arranged over two floors and offering generous accommodation extending to approximately 357.5 m².
- Five generously sized double bedrooms, two with en-suite bathrooms, in addition to a family bathroom.
- Ample off-road parking, garage and extensive storage.
- Available unfurnished on an Assured Periodic Tenancy.



Description

Situated at the foot of Pendle Hill with stunning far reaching views, Red Syke is part of the historic Downham Estate. This substantial five bedroom property offers spacious living accommodation and entertaining space as well as generous outside space and excellent storage, all set within a quiet and rural location.

On entering the property, the entrance porch doubles up as a useful cloakroom before leading into a welcoming entrance hallway with the main living areas beyond. There is a well-appointed kitchen offering plenty of cupboard space, a large inset ceramic sink and an electric range cooker with an induction hob. A larder and utility room (with separate WC) provide additional storage, together with plumbing for both a washing machine and tumble dryer. The boiler room provides further useful storage, with a rear door offering practical access, particularly useful after enjoying the walks on nearby Pendle Hill and the extensive network of footpaths beyond.



Whilst the kitchen provides ample space for dining it also flows into an adjoining room suitable for more formal dining, where a woodburning stove creates a warm and inviting focal point. These rooms offer an exceptional open plan entertaining space at the heart of the home. The ground floor also boasts a large formal sitting room (again centred around a large woodburning stove).

A central staircase leads to the first floor landing, where there are five well-proportioned double bedrooms. The principal bedroom benefits from a walk-in wardrobe, fitted with cupboards and drawers, as well as a three piece en-suite bathroom.

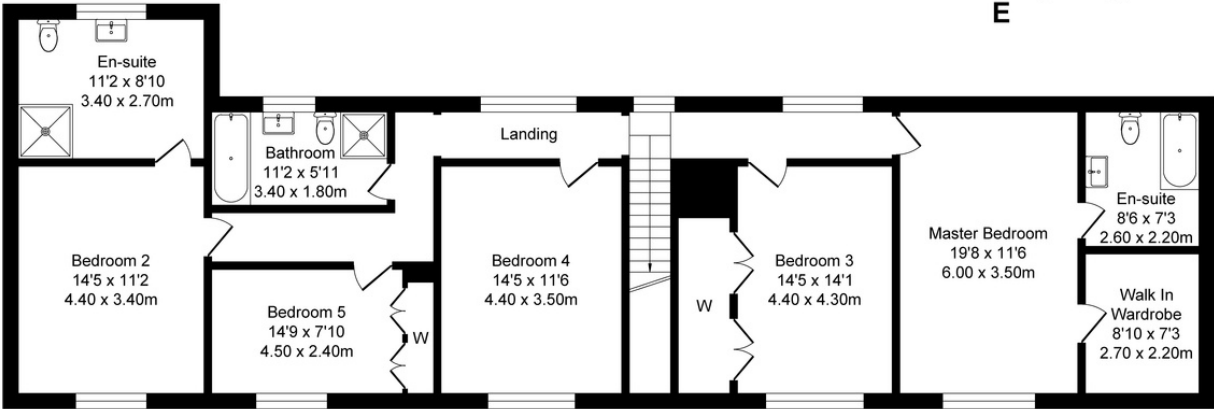
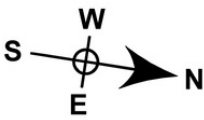
The four further bedrooms are all generously sized double bedrooms, two of which benefit from built in wardrobe storage, while a further bedroom has an en-suite shower room. The family bathroom is fitted with a separate bath and shower.



Floor Plan

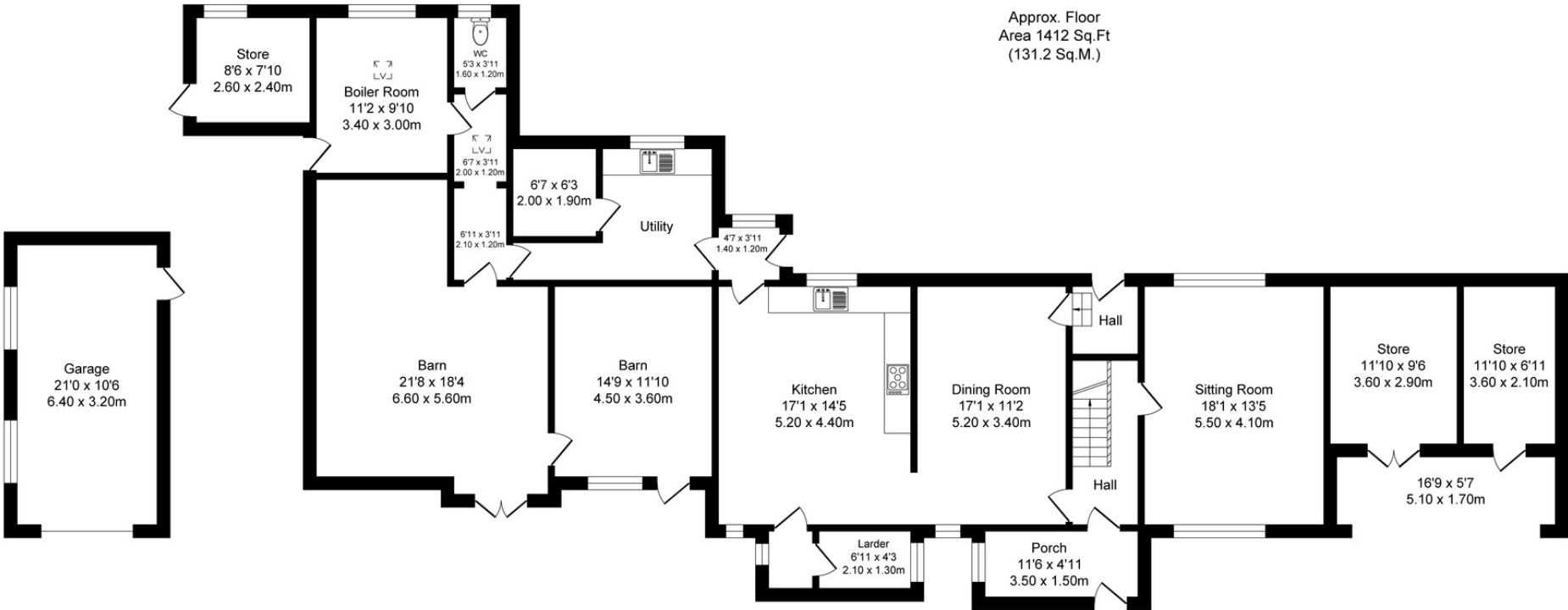
Red Syke , Twiston Lane, BB7 4BY
Total Approx. Floor Area 3848 Sq.ft. (357.5 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



First Floor

Approx. Floor
Area 1412 Sq.Ft
(131.2 Sq.M.)



Ground Floor

Approx. Floor
Area 2216 Sq.Ft
(205.9 Sq.M.)

Garage

Approx. Floor
Area 220 Sq.Ft
(20.4 Sq.M.)

Externally, the property is complemented by an outside gravelled terraced area to the rear, perfect for outside dining during the summer months and enjoying some spectacular sunsets all year round. There is also a private lawned garden to the side of the property as well as generous external storage space, including a separate garage building and adjoining barn. Whether looking up to the 'Big End' of Pendle or across the Ribble Valley, Red Syke feels harmonious with the landscape.

Located a short drive outside of the villages of Barley, home to the Barley Mow and Pendle Inn, and Downham, the property forms part of a welcoming rural community, renowned for its beautiful landscape and village character. Downham itself is home to The Assheton Arms (with rooms), a small coffee/ice cream shop, an Ofsted highly rated pre-School, St. Leonard's Church and an active Village Hall which hosts numerous activities throughout the year.

Onwards from Downham, a 10-minute drive away is the historic market town of Clitheroe, with a range of supermarkets, independent retailers and high street shops as well as highly regarded primary and secondary schools, a variety of leisure and recreational facilities and a train station with direct services to Manchester.

The property is also conveniently located for commuters travelling to the commercial centres of Burnley, Blackburn, Preston and Leeds. Rail connections to London can be accessed from Skipton (25 minutes' drive) or Preston (50 minutes' drive). For more local public transport, there is a regular bus service running between Nelson and Clitheroe.

Red Syke is, quite simply, a home that combines space, setting and lifestyle exceptionally well. Properties offering this combination of scale, setting and privacy are rarely available, making this an exciting rental opportunity.







Other Information

Services: The property has the benefit of mains electricity. The central heating is by way of an oil fired system, drainage is by septic tank and the water is supplied by a private borehole supply. The tenant is responsible for all services connected to the property including all charges for water and sewerage, oil, electricity, Council Tax (Band G) and telephone for the full duration of the tenancy. A designated internet connection is provided by Quickline communications.

Local Authority: Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA. Tel: 01200 425111

Tenancy Terms: The property will be let on an Assured Periodic Tenancy

References: All applicants will be required to provide satisfactory references prior to the occupation of any property. The reference checks will be carried out by a third party provider. Acceptance of references and offer of the Tenancy is at our discretion.

Rent and deposit: On completion of the application and following an offer of a tenancy by the Agent or Landlord, a tenancy deposit equivalent to one month's rent will be payable upon signing the tenancy agreement. The deposit will be protected with the Tenancy Deposit Scheme. The first month's rent will be required five working days prior to commencement of the tenancy. 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

Viewings: Viewings are strictly by appointment only with the sole Lettings Agents, for the attention of Ella Mounsey (01200 423655)

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EPC

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



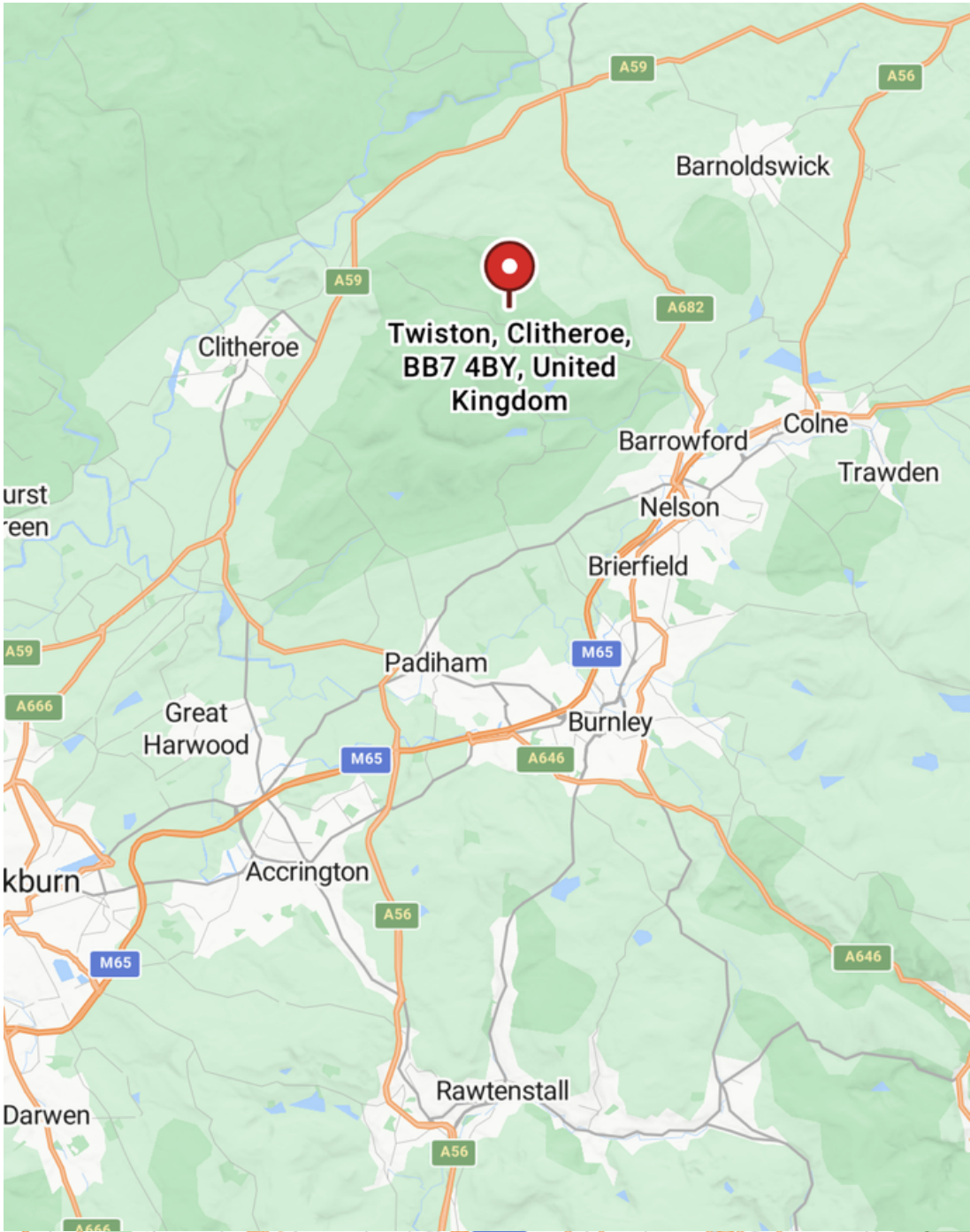
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All descriptions, photographs, plans, dimensions and other information are believed to be correct, but their accuracy is not guaranteed. Prospective tenants must satisfy themselves as to the accuracy of the information provided by inspection or otherwise.

No representation is made as to the condition of the property or the working order of any services, appliances, equipment, heating, plumbing, drainage or electrical installations unless specifically stated. Prospective tenants should make their own enquiries where appropriate.

No person in the employment of Ingham & Yorke LLP has authority to make or give any representation or warranty in relation to the property unless confirmed in writing by the Landlord or their authorised agent.

All lettings are subject to contract, satisfactory references and the Landlord's approval.





Clitheroe Office

Brookside Barn, Downham,
Lancashire, BB7 4BP
Tel: 01200 423655
Email: admin@inghamandyorke.co.uk

Huntroyde Estate Office

Padiham, Burnley, Lancashire, BB12 7QX
Tel: 01282 771024
Email: info@inghamandyorke.co.uk

inghamandyorke.co.uk