

11 TOWNEND
SLAIDBURN
BB7 3EP
£675 per month



- Stone-built end terraced cottage
- Kitchen with walk-in pantry
- Driveway parking, garden, outdoor stores
- Oil fired heating
- Spacious lounge
- 1 bedroom plus box room
- Available immediately
- Unfurnished

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An attractive stone-built end-terrace cottage, pleasantly situated within the picturesque village of Slaidburn, nestled in the heart of the Forest of Bowland Area of Outstanding Natural Beauty. Enjoying delightful views across open countryside, this charming home offers well-presented accommodation with neutral décor throughout.

The ground floor comprises a spacious and welcoming lounge to the front and a fitted kitchen to the rear, complemented by a useful walk-in pantry. To the first floor, there is a generous double bedroom, a versatile box room ideal as a study and a large bathroom fitted with a white suite and shower over the bath. Externally, the property benefits from a cobbled driveway to the side providing off-road parking, together with a rear yard with a stone-built store and outside WC.

Slaidburn is one of the Ribble Valley's most sought-after villages, set within the stunning Hodder Valley and offering an excellent range of local amenities including a primary school, post office and village store, church, health centre, village hall, tearoom and traditional village green. Early viewing is highly recommended to fully appreciate the property's charm, location and attractive surroundings.

LOCATION: On entering Slaidburn from the Clitheroe/Newton direction proceed into the centre of the village, turn left at the post office into Townend and the house can be found on the left after around 200 yards.

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

ENTRANCE; through front door into;

LOUNGE 3.6m x 3.6m (11'10" x 11'10"); with decorative fireplace, with attractive surround and marble hearth. Original four panel door leading to;

KITCHEN 3.3m x 2.3m (10'9" x 7'8"); with fitted range of cream wall and base units with complementary wood effect laminate work surfaces. One bowl stainless steel sink with mixer tap, Beko electric oven with fan oven, separate grill, four ring ceramic hob with extractor over.

PANTRY 2.2m x 1.0m (7'2" x 3'7"); with window and electric socket.

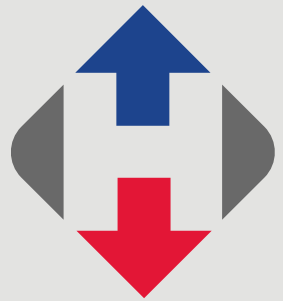
FIRST FLOOR

BEDROOM ONE 3.6m x 3.6m (11'10" x 11'10"); with attractive outlooks.

BOX ROOM 2.3m x 1.2m (7'8" x 3'10"); with outlooks across open fields.

BATHROOM; featuring three-piece white suite comprising of low-level W.C., vanity wash hand basin with mixer tap and storage cupboard under, panelled bath with thermostatic shower over and glass shower screen, over stairs store cupboard.

OUTSIDE; cobbled driveway to the side providing private parking attractive garden with stone boundary wall, stone paved patio and lawn with central pathway and planting borders. Rear yard area with raised planting border, stone-built store with plumbing for washing machine, and stone-built wood store.





The Slaidburn Estate or representatives of reserve the right to interview the successful applicant(s) prior to any tenancy being awarded.

DEPOSIT: £675.00.

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

AVAILABLE: Immediately.

EPC: E40.

COUNCIL TAX: Band C £2,110.58 (April 2026)

SERVICES: Oil fired central heating.

Please Note

A deposit is required for each property.

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 back to the successful applicant.

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.





CONFIDENCE GUARANTEE

FREE Property Appraisal
Full Reference Checks
Total Transparency
40+ Year's Experience
End Of Tenancy Management



**CALLING ALL
LANDORDS!**

LET us LET your property to the right tenant

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