A well presented detached farmhouse enjoying lovely long distance views and in a secluded rural position on the Leagram Estate just a few minutes drive from the popular Ribble Valley village of Chipping. With a large garden and surrounded by open fields the internal accommodation briefly comprises a lounge with wood burning stove, dining room, modern kitchen, utility and cloaks. To the first floor there are three double bedrooms and a large family bathroom.

• Ample parking  • Oil CH and DG installed  • No Pets. Non Smokers only  
• Not suitable for Housing Benefit applicants.
Windy Hill Farm, Leagram Chipping PR3 2QR

Ground Floor
Lounge 13’10” x 15’3” (4.23m x 4.67m) - with wood burning stove in feature stone fireplace, exposed beam, staircase to first floor.
Dining Room 15’2” x 12’1” (4.64m x 3.70m) - with ornamental fireplace, exposed beams, polished wooden floor, open plan to:
Kitchen 11’6” x 8’11” (3.52m x 2.72m) - with a range of modern fitted wall and base units, electric oven, grill and hob, dishwasher.
Utility Room - with a range of fitted units, Belfast sink, plumbing for washer.
Cloaks - with low suite wc and wash hand basin.

First Floor
Spacious Landing Area - would make a useful study area.
Bedroom 1 15’4” x 12’0” (4.67m x 3.66m) - double
Bedroom 2 15’7” x 12’8” (4.75m x 3.87m) - double with airing cupboard and wardrobe.
Bedroom 3 11’10” x 9’0” (3.62m x 2.76m) - double
Bathroom - a large family bathroom with bath, shower cubicle, low suite wc and wash hand basin.

Outside - Large private garden with lawns and mature borders. Surrounded by open fields and enjoying fabulous long distance views. Summerhouse and ample parking.

Council Tax Band F Energy Efficiency Rating Band C

Location - The property is located on the private Leagram Estate which is situated just outside the village of Chipping. Viewers are asked to meet our representative at the War Memorial which can be found on the right hand side when immediately entering Chipping along Green Lane from the Clitheroe direction.

Assured Shorthold Tenancy. Unless stated otherwise properties are available on an Assured Shorthold Tenancy for an initial period of 6 months.

Viewings. Viewings of all properties are strictly by appointment with this office.

Appliances. Appliances mentioned in the description have not been tested as to their working condition. For a full list of contents and appliances please see the property inventory which will be supplied by Athertons Lettings for managed properties or by the Landlord for non-managed properties.

Telephone. Where there is a telephone line in the property reconnection will be at the tenant’s expense.

Damage Deposit. The successful applicant will be required to pay a Damage Deposit (usually equal to one months rent) which is refundable at the end of the tenancy.

Rent. Unless stated otherwise the rent is exclusive of gas, electricity, oil, water, telephone charges and Council Tax. In order to be able to rent this property your annual income should be at least 30 times the monthly rent.

Standard Charges. There is an application fee of £75 plus £125 for legal tenancy agreements. Payment of the first month’s rent & damage deposit to be paid by bank transfer if possible.

Property Misdescriptions Act

Athertons Lettings for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permission for use, occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them:

No person in the employment of Athertons Lettings has any authority to make or give any representations or warranty whatsoever in relation to the property. These particulars are produced for the sole purpose of enabling prospective purchasers and tenants to decide whether they wish to view the property and are set out as a general guide only and do not constitute any part of a contract.

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