



The Barn

South Fens, Matfen, Northumberland, NE18 0LN

£1,750 pcm

A stunning four bedroomed barn conversion finished to a high specification which includes a modern fully fitted open plan kitchen, four double bedrooms all of which have en-suite bathrooms. A property with a finish, unique to the rental market.

- Detached Barn Conversion
- Four Bedrooms
- Four En-suite Bathrooms
- Modern Open Plan Kitchen
- Stunning Views
- Underfloor Central Heating
- High Specification Finish
- EPC Rating (TBC)

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DESCRIPTION

The Barn is a modern barn conversion finished to a high specification. The property has to date been unoccupied with full renovation works recently completed. The Barn is a detached property which is ideally located in the heart of the Tyne Valley between the desirable villages of Matfen and Stamfordham and in close proximity to Ponteland and Newcastle. The property benefits from a rural setting and has spectacular southerly views which can be enjoyed from the lawned garden or the comfort of the dwelling due to expansive glazing which clads the southern elevation of the property.

Internally, the property briefly comprises a fully fitted modern open plan kitchen with adjoining lounge/snug. In addition there is a separate dining/sitting room, an office, a back kitchen/utility room and a downstairs W.C and shower room. On the first floor there are four well sized double bedrooms all of which have modern en-suite bathrooms.

The property benefits from underfloor heating courtesy of an oil fired central heating system and is double glazed throughout. Drainage is to a private treatment plan and whilst water is via a private borehole. Electricity is supplied via a mains supply.

Externally the property benefits from a lawned south facing garden with ample private parking to the rear. The garden is accessible from the kitchen as well as from the rear of the property. There are though two main entrances to the property to the rear, one of which is accessible from the back kitchen which is ideal for rural living.

The Barn is a property which has been finished to an exceptionally high standard and to such a degree that ensures its unique to the rental market; a viewing is highly recommended to appreciate the finish of the property, its size and the stunning views on offer.

SERVICES

The property benefits from private water, private drainage and mains electric. Heating is via an oil fired central heating system.

CHARGES

The tenant will be required to meet all outgoing including council tax (band TBC). The holding deposit, equal to one weeks rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

VIEWINGS

Viewings are strictly by appointment and will be undertaken within the parameters of the latest government guidance relating to Covid-19. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.

DEPOSIT

£2000 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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