



## The Barn

Gunnerton, Hexham, Northumberland, NE48 4EF

£895 pcm

- Barn conversion
- Two bedrooms
- Rural location
- Superb views and large garden
- Parking for several cars
- Accessed via a farm track
- Council tax band B
- EPC TBC

## DESCRIPTION

The Barn is a single storey stone built two bedroom barn conversion situated on the outskirts of Gunnerton with superb countryside views. The property has many of the original features retained including, beamed ceilings and arched windows, both of which add significantly to the character and charm of the property.

A bright spacious hallway leads to the open plan kitchen and living room and multifuel stove. The kitchen has a range of wall and base units and includes an electric cooker, extractor fan and washing machine.

There are two bedrooms, a family bathroom with panelled corner bath, mixer tap, wash hand basin and WC. The property benefits from a conservatory and useful loft area accessed by a ladder which can be used for a variety of uses. Externally and to the front of the property there is a large courtyard with lawned garden and parking for several cars whilst to the rear there is a patio area and enclosed lawned garden.

## SERVICES

Mains water, electricity and drainage via a treatment plant are connected. Oil central heating also providing the heating and hot water.

## CHARGES

The tenant will be required to meet all outgoings including council tax, band B. The holding deposit, equal to one week's 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.

## DEPOSIT

£1030 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.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980



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