



WEST BARN, SOUTH FENS, STAMFORDHAM, NEWCASTLE UPON TYNE  
NORTHUMBERLAND, NE18 0LN



# WEST BARN, SOUTH FENS, STAMFORDHAM

Newcastle upon Tyne, Northumberland, NE18 0LN

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 C

**£2,000 PER MONTH**





## DESCRIPTION

The Barn is a modern barn conversion finished to a high specification. The property is detached and ideally located in the heart of the Tyne Valley between the desirable villages of Matfen and Stamfordham. In close proximity to Ponteland and Newcastle and yet benefiting from a rural setting with spectacular southerly views all of 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.

A viewing is highly recommended to appreciate the finish and the setting of this unique property, .

## 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 outgoings including council tax. 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

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Hexham 01434 608980



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