



- 2 Bed Character Cottage
- Breakfasting Kitchen
- Oil CH & SUDG
- Ideal for Couple/Small Family

- Dual Aspect Lounge
- Bathroom/WC
- Stunning Rural Location

- Spacious Hall
- Garden
- Ideal for A696

*****NO TENANT'S ADMIN FEES***** This two bedroomed stone built cottage is available either furnished or unfurnished, and offers charming and characterful accommodation. Part of a conversion of a former farm steading, the property is surrounded by stunning countryside, a short walk from Shaftoe Crags. With oil fired central heating and sealed unit double glazing, the spacious Hallway is a useful additional reception area and leads to the dual aspect Lounge, the focal point of which is a lovely cast iron fireplace with polished wood surround. The Breakfasting Kitchen is fitted with a range of wall and base units with cooker, fridge/freezer and auto washer. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a superb vaulted and beamed ceiling, with windows and rooflights to front and rear. Bedroom 2 also has a beamed ceiling. The Bathroom/WC is fitted with a low level wc, pedestal wash basin and panelled bath with electric shower over and airing cupboard.

Externally, there is a pleasant Garden, lawned, with path to the front door, along with parking.

Well placed for the A696, there are many places of interest nearby, including Bolam Lake, Wallington, Kirkharle Courtyard and Belsay Hall. Belsay, around 3 miles south has an excellent village shop and Primary School. Comprehensive shopping and leisure facilities, as well as good schooling for all ages, can be found in Ponteland around 9 miles south, with good access to Newcastle International Airport and into the city.

Lounge 14'8 x 12'8 (4.47m x 3.86m)

Inner Hall 13'4 x 12' (4.06m x 3.66m)

Breakfasting Kitchen 14'10 x 12'8 (4.52m x 3.86m)

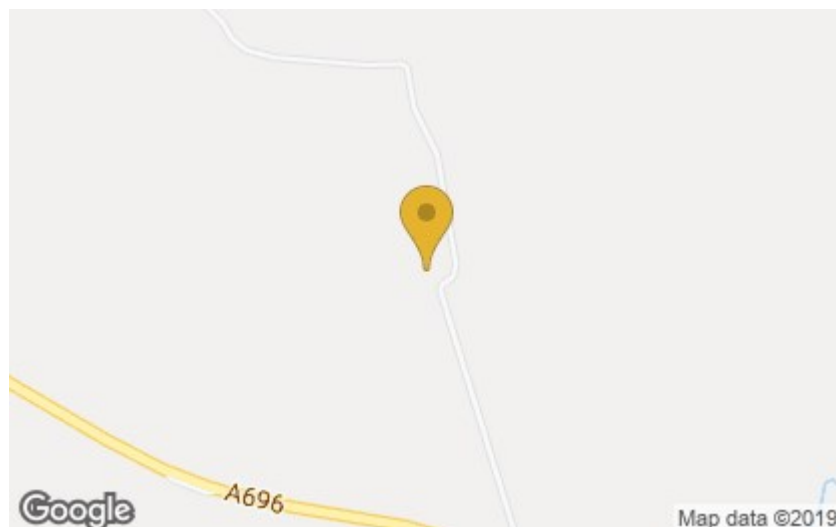
First Floor Landing

Bedroom 1 14'8 x 14'4 (4.47m x 4.37m)

Bedroom 2 14'8 x 8' (4.47m x 2.44m)

Bathroom/WC 14'10 x 6'1 (4.52m x 1.85m)

Information For Tenants - Fees



Energy Performance: Current D Potential B

Council Tax Band: B

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.