



- 2 Bedroom Cottage
- Dual Aspect Lounge
- Well Placed for Village Centr
- Fees Apply

- Situated on Working Farm
- Bathroom/WC
- Available Furnished or Unfurnished

- Breakfasting Kitchen
- Oil Fired Central Heating
- Use of Tennis Courts & Communal Grounds

\*\*\*TENANTS ADMIN FEE ONLY £234 INC VAT!\*\*\* AVAILABLE 9th APRIL 2018 -  
A charming 2 bedroomed cottage, delightfully situated within a working farm, within walking distance of Ponteland's excellent village facilities. Available furnished or unfurnished and with oil fired central heating, a communal hallway leads to the front door, opening to the Reception Hall/Sitting Area with sofa bed. Stairs lead to the First Floor Landing and the Lounge, with beamed ceiling, settee and 2 x chairs, dining table with 6 x chairs and windows and Velux roof lights to either end. The Breakfasting Kitchen has a range of units with split level oven and hob, fridge, auto washer and breakfast bar. Bedroom 1 has a double bed, whilst Bedroom 2 has twin beds. The Bathroom/WC is fitted with a 4 piece suite with low level wc, pedestal wash basin, panelled bath and shower cubicle with mains shower.

Externally, there is parking and use of beautiful and extensive gardens, including a summer house and tennis court.

Eland Green Farm is on the periphery of this sought after village, with good road access to the A1 and A69 and is well placed for Newcastle International Airport and within excellent commuting distance of Newcastle upon Tyne.

#### Information For Tenants - Fees

##### Communal Entrance Hall

Reception Hall/Sitting Area 11'10 x 10'2 (3.61m x 3.10m)

##### First Floor Landing

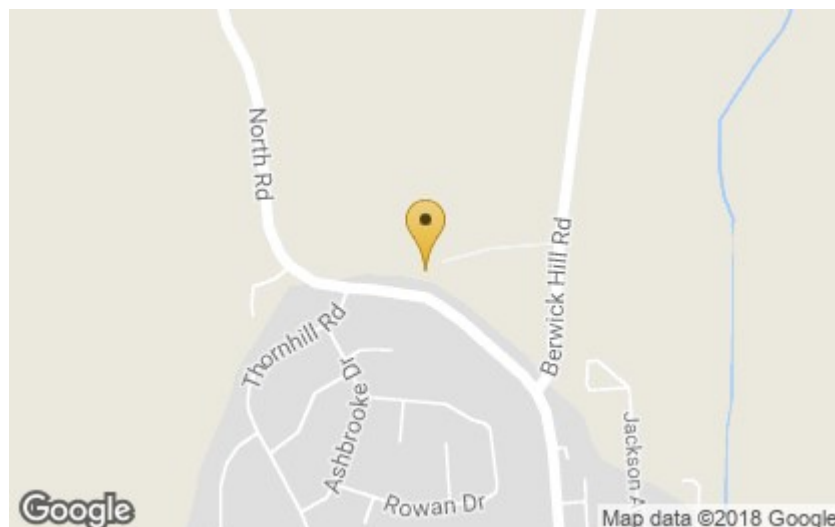
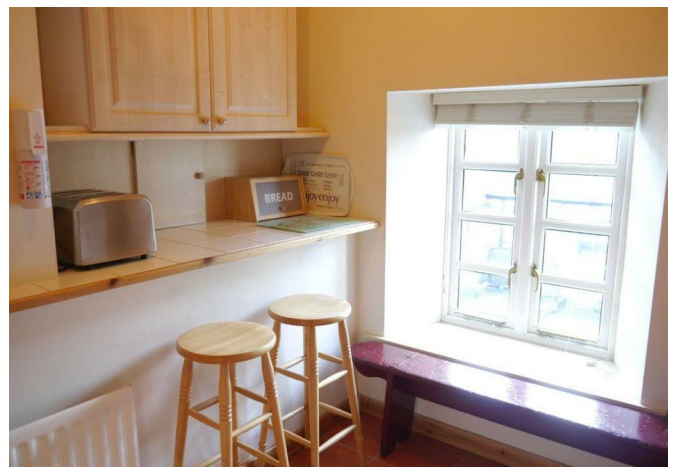
Lounge 17'6 x 11'2 (+dr recess) (5.33m x 3.40m (+dr recess))

Breakfasting Kitchen 32'9"6'6" x 29'6"32'9" (10'2 x 9'10)

Bedroom 1 12'1 x 8'6 (3.68m x 2.59m)

Bedroom 2 9' x 8'8 (2.74m x 2.64m)

Bathroom/WC 11'6 x 7'10 (3.51m x 2.39m)



Energy Performance: Current C Potential A

Council Tax Band:

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.