



THE COTTAGE, RICHMOND HILL COURTYARD, STAMFORDHAM
NEWCASTLE UPON TYNE, NE18 0LE

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Stamfordham, Newcastle Upon Tyne, NE18 0LE

The Cottage is a stone built, three bedroom barn conversion situated on the outskirts of Stamfordham, in close proximity to both Ponteland and Newcastle, as well as Corbridge and Matfen. The Property has recently been redecorated and carpeted; it is clean, light and an ideal home.

- Stone barn conversion
- Three bedrooms
- Stunning countryside views
- Character features
- Garden
- Parking
- Large Garage
- EPC rating C
- Deposit £1500

£1,300 PER MONTH





DESCRIPTION

The Cottage is a two-storey stone built, three-bedroom barn conversion. The conversion has been sympathetically carried out with many of the original features retained all of which add significantly to the character and charm of the property; it is bright and light with ample outdoor space and is an ideal home. Aside from the appealing nature and character of the property, it is also ideally located; being rural yet close to Stamfordham. Newcastle and Ponteland are also close by as are the numerous Tyne Valley towns and villages which surround the area.

The property looks onto a large courtyard, with the main “front door” entrance from this courtyard. From here there is bright hallway, that provides access to both the kitchen and living room and a downstairs WC whilst also providing access to the rear garden. The living room is well sized and of good proportions and includes an inglenook fireplace housing a multifuel stove as well as having exposed beams. The property benefits from a large kitchen with a range of wall and base units and includes an electric cooker, hob, extractor fan, plumbing for dishwasher and washing machine.

On the first floor are three well sized bedrooms, two of which are comfortable double rooms. In addition, there is a modern family bathroom that includes a bath (with shower), a wash hand basin and WC.

Externally and to the front of the property there is a large garage, and allocated parking within the courtyard, whilst to the rear there is an enclosed lawned garden.

The property is supplied by mains water by the landlord which is included in the rent and electricity. It is heat via an oil fired central heating system and has private drainage.

CHARGES

The tenant will be required to meet all outgoings including council tax (Band D). 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

£1500 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

Viewings are strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 6089000

www.youngsrps.com
Hexham 01434 608980



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