



Molesden Near Morpeth

- Spectacular barn conversion
- Four bedrooms
- Six acres of land
- Log cabin BBQ hut & sauna
- Rural location

£ 2,300 pcm

Holding Deposit: £530

Security Deposit: £2,650

Tenancy Length: 12 Months

Council Tax Band: F EPC Rating: B



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Molesden

Near Morpeth

Very rarely found on the market, sits this spectacular four bedroomed, stone-built barn conversion with 6 acres of land in Molesden. The property boasts a fantastic spot, offering rural living at its finest, with superb views over the rear, whilst internally offering that overall Wow factor!! Available from June for a minimum 12-month agreement.

The property briefly comprises:- Grand entrance hallway leading straight through into a large high spec kitchen diner, with floods of natural light due to the double aspect views to both front and rear. The kitchen has been beautifully finished with white modern wall and base units and a granite worktop. Integrated appliances include a double oven, electric hob, dishwasher, fridge/freezer and Aga cooker. To the rear of the kitchen, you further benefit from a large shower room, your very own Sauna and a separate utility room where you have ample space for your own washer/dryer. A double bedroom with its own en-suite shower room is also located on this level as well as a well presented snug which has lovely views over the rear garden and comes fitted with log burner. A private staircase then leads from this room to upper floor where you have what can be used as a fourth bedroom or office to suit. The snug and fourth bed offers complete privacy from the rest of the accommodation which can be ideal for anyone who works from home or growing families.

To the upper floor of the accommodation, you have a simply stunning lounge with an incredibly spacious feeling due to the tall ceiling height and large beams to finish. The lounge is fitted with carpets throughout, offers double aspect views and a large log burner. Off the lounge you have the choice of a further two double bedrooms, one with its own en-suite shower room and a family bathroom which has been finished with W.C., hand basin, shower cubicle and bath tub.. All rooms come with excellent storage.

Externally, you have a generous sized level garden with patio area to the front of the property and plenty of parking for several cars. Whilst to the rear you have a fantastic log cabin BBQ hut together with a magnificent 6 ACRES of land, ideal for those who may keep small animals such as sheep or just enjoy outdoor living.

This property is a sheer credit to its current owners where you can see the quality and love that has gone into making it a home. We anticipate interest will be high, call today to arrange your viewing.

Lounge	26.03 x 18.03	(8.00m x 5.56m)
Kitchen/Diner	18.08 x 16.10	(5.69m x 5.13m)
Snug	16.02 x 12.07	(4.93m x 3.84m)
Utility	9.08 x 9.00	(2.95m x 2.74m) At biggest points
Shower room	8.05 x 4.07	(2.57m x 1.24m)
Bedroom One	19.06 x 10.10 into wardrobe	(5.94m x 3.30m into wardrobe)
En-suite	5.04 x 4.11	(1.62m x 1.25m)
Bedroom Two	12.04 x 11.11	(3.76m x 3.63m)
En-suite	8.09 x 5.07	(2.67m x 1.70m)
Bedroom Three	14.01 x 8.08	(4.29m x 2.64m)
Bedroom Four/office	13.08 x 12.07 reduced headroom	(4.17m x 3.84m)
Bathroom	9.00 x 5.07	(2.74m x 1.70m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
 Water: Mains
 Sewerage: Septic tank
 Heating: Oil & wood burner
 Broadband: Fibre to property
 Mobile Signal / Coverage Blackspot: Booster in property for O2, EE does not work
 Parking: Driveway for several cars

EPC Rating: B
 Council Tax Band:
 Holding Deposit: £530
 Security Deposit: £2,650

FEE DISCLAIMER

As part of our application process, fees will become due for referencing, tenancy agreement preparation and an initial inventory check (where applicable), these will be charged in addition to the Rent and Deposit that will be payable before the tenancy starts.

Please contact us for full details of the fees payable before you make any decision about this property or before you decide to view this property. We can provide you with an explanation of how these fees are calculated, please note that the referencing fees are charged per individual and should a Guarantor be required, this would attract additional referencing fees.

M00007806/AB/SS/20.3.24/V.1



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guidance only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential tenants are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the tenants interests to check the working condition of any appliances. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.
Money Laundering Regulations – intending tenants will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the rental.
Right to Rent – each person who is intending to reside in the property and is over 18 must complete a Tenant Application Form and prove they have the Right to Rent in the UK.

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