



Bothal Morpeth

- Six bedroomed farmhouse
- Fully refurbished
- Ten minute drive from Morpeth
- Large garden with outbuildings
- Available immediately

£ 1,700 pcm

Holding Deposit: £392

Security Deposit: £1,960

Tenancy Length: 12 Months

Council Tax Band: F EPC Rating: E



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Bothal

Morpeth

Very rarely found on the market, sits this spectacular six bedroomed, detached period property in Bothal, Morpeth. The property boasts prime position, on a working farm, surrounded with greenery and spectacular panoramic views, whilst internally offering that overall Wow factor as it has just undergone a full re-furbishment. Bothal itself is located just a 10-minute drive from Morpeth centre where you will find an array of local amenities to choose from which include bars, river walks, fantastic restaurants, and a local market. The property is ready to move straight into with a minimum 12-month agreement on offer.

The property briefly comprises:- Grand entrance hallway and period staircase to first floor featuring landing areas, with stairways opening to both sides of first floor, downstairs bathroom, three impressive reception rooms with one of the rooms having a beautiful stone fireplace with log burner, brand new modern kitchen, offering an abundance of storage, with plenty of space for your own white goods and a large picture-perfect window to enjoy the views. You further benefit from a utility room, separate boot room and office.

To the upper floor of the accommodation, you have six large double bedrooms, all of which have fantastic views from every room and two of which have their own en-suites. You have a further two family bathrooms.

Externally you have a generous sized level garden which wraps the entirety of the property with plenty of private parking available and additional outhouses, providing more storage.

The property is situated on a working farm so will be very popular with those who enjoy countryside living at its finest. Guaranteed to impress, this is a must view!

Front Entrance Porch – 6.75 x 5.93 Tiled floor, DG window to front, DG front door.

Rear Entrance Porch – 8.77 x 4.94 DG door to rear, laminate floor, alarm panel

Kitchen 14.0 x 12.36 Space for electric oven, double radiator, extractor fan, feature alcove, matching base and wall units with complimenting worktop, dg window to front, laminate floor, space for fridge and freezer, wooden shutters

Utility Room 8.35 x 7.54 laminate floor, plumbed for washing machine and dryer, range of cupboard with complimenting worktop, single radiator, dg window to side

Boiler/Boot room – 10.23 x 7.68. DG Window to rear, housing boiler and Belfast sing, door to downstairs cloakroom with WC and wash hand basin

Additional cloakroom – 7.82 x 7.85 (L shaped) with DG window to rear, wc, wash hand basin set in vanity unit.

Study – 9.60 x 8.20 DG window to rear and single radiator.

Reception Room 1 19.86 x 17.36, feature fireplace, DG window to side and front, wood shutters, double radiator, feature coving

Reception Room 2 16.35 x 13.28 (max), cupboard space, DG window to side, feature fireplace, wood shutters, double radiator

Reception Room 3 16.26 x 14.67, cupboard space, double radiator, feature fireplace, DG window to side.

Ornate staircase leading to first floor. First floor landing houses large cupboard housing water tank.

Bedroom 10.42 x 8.6, dg window to rear, cupboard, walk in wardrobe, double radiator, wood shutters

Bedroom 13.80 x 12.96, cupboard space, double radiator, DG window to side, wood shutters

Bedroom 12.95(max) x 12.43, DG window to side, wood shutters, storage cupboard, shelving, double radiator

Master Bedroom 17.27 x 12.92 DG window to side and front, cupboard, double radiator. Door to:

Ensuite 11.95 x 9.51 bath/pedestal whb/wc, DG window to front, wood shutter, lamimate flooring

1st Bath 11.95 x 9.51 (max) Part tiled, double radiator, extactor fan, bath with electric shower over, pedestal wash hand basin, wc

2nd Bath 9.03 x 7.54 bath with electric shower over, pedestal wash hand basin, wc, dg window to front, double radiator, cupboard

Bedroom 17.37 (max) x 11.67 DG window to f, double radiator, cupboard with door to:

Ensuite: DG window to rear, part tiled, pedestal wash hand basin, wc and bath, linen cupboard, extractor fan.

Bedroom 14.86 (Max) x 12.58 (Max) DG window to F, double radiator, wardrobe

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Private water supply

Sewerage: Mains

Heating: Oil

Broadband: TBC

Mobile Signal / Coverage Blackspot: No

Parking: Off street parking

EPC Rating: E

Council Tax Band: F

Holding Deposit: £392

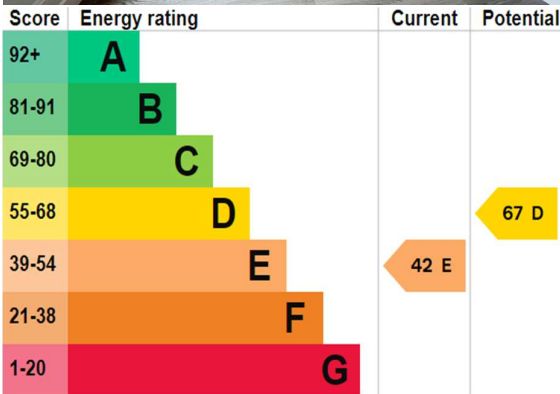
Security Deposit: £1,960

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.

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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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