



Briarbank Cottage

LOW YARRIDGE, HEXHAM, NE46 2JL

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



3 BEDROOMS
2 BATHROOMS
3 RECEPTION ROOMS

MONTHLY RENTAL OF
£1,700

Available **July/August 2026**

- Stone Built House
- Three Bedrooms
- Three Reception Rooms
- Detached Garage
- Extensive Gardens
- Semi Rural Location
- Council Tax Band: E
- Energy Rating: D
- Security Deposit: £1960
- Holding Deposit: £392

Charming semi-detached cottage

Nestled within a small and very exclusive rural hamlet on the outskirts of Hexham, this charming semi-detached stone cottage combines character, generous living accommodation and exceptional outdoor space. The property offers a private driveway providing parking for three vehicles and benefits from having a detached garage with electric remote controlled door also. Offering a rare combination of traditional charm, flexible accommodation and a sought-after countryside setting within easy reach of Hexham's excellent amenities, this is a truly special home and early viewing is recommended to avoid disappointment.



Spacious open-plan kitchen

The welcoming ground floor features a spacious open-plan kitchen and dining area, ideal for both family life and entertaining, complemented by a separate utility room.





Delightful living & garden room

The generous lounge centres around a striking feature fireplace and flows seamlessly through double doors into a delightful west-facing garden room, perfectly positioned to enjoy afternoon and evening sunshine overlooking the extensive gardens. In addition, there is a ground floor shower room and a versatile study that could equally serve as an additional reception room or bedroom.



Well-proportioned bedrooms

To the first floor are three well-proportioned bedrooms and a family bathroom. Both of the larger bedrooms offer generous fitted storage.

Extensive garden

Outside, the beautifully maintained and extensive gardens provide a wonderful setting for relaxation and outdoor enjoyment, enhancing the cottage's idyllic rural appeal.



Property Description

Kitchen: 12'8 max x 19'6 max (3.86m x 5.94m)

Study: 8'8 max x 6'0 max (2.64m x 1.83m)

Utility Room:

10'3 max x 6'10 max (3.12m x 2.08m)

Shower Room:

6'3 max x 5'9 max (1.91m x 1.75m)

Lounge: 17'5 max x 12'10 max (5.31m x 3.91m)

Sun Room:

13'0 into bay x 11'1 max (3.96m x 3.38m)

Bedroom 1:

17'6 max x 9'8 into alcove (5.33m x 2.95m)

Bedroom 2: 17'6 max x 8'7 max (5.33m x 2.62m)

Bedroom 3: 13'0 max x 7'1 max (3.96m x 2.16m)

Bathroom:

(L-shaped) 8'3 max x 13'0 max (2.51m x 3.96m)

Garage: 18'0 max x 18'0 max (5.49m x 5.49m)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: PRIVATE SUPPLY

Sewerage: SEPTIC TANK

Heating: OIL & MULTI FUEL STOVE

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE & DRIVEWAY

Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Tenure: Leasehold – It is understood that this property is leasehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: E

EPC Rating: D

Security Deposit: £1960

Holding Deposit: £392

HX00006853/JR/13.07.2026/V.1

GROUND FLOOR

FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:

T: 01434 601616 hexham@rmsestateagents.co.uk

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 guide 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 buyers 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 buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. 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 purchasers 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 sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.