



IVY COTTAGE, UNTHANK, HALTWHISTLE, NORTHUMBERLAND, NE49 0HX

£600 per month, Unfurnished + £200 inc VAT tenancy paperwork and inventory fee
other charges apply*.

savills

Rural Location • Barn Conversion • 2 Bedrooms • 2 Reception Rooms • Garden and Parking

- EPC Rating = E
- Council Tax = D

Ivy Cottage is a converted home on the attractive Unthank Estate, close to Unthank Hall. Approached from the rear onto a stone courtyard, the property provides well-appointed accommodation with oil fired central heating and double glazing.

From the courtyard, three stone steps lead to the back door.

Utility – 1.5m x 3.7m

With laminate flooring, floor unit with worktop over, plumbing for washing machine, radiator and wall mounted coat hooks.

WC

With WC, pedestal wash hand basin with white tiled surround, radiator and frosted glass window.

Living Room – 4.1m x 4.7m

With stone fireplace and wooden mantel, window to garden, two radiators, front door leading to garden and carpet.

From the living room three steps lead down to a central hall with antique pine turning staircase leading to first floor.

Kitchen - 4.7m x 3.1m

With range of wall and base units with tiled surround, single stainless steel drainer with mixer tap over, laminate flooring and two large windows. Oil fired central heating boiler.

Bedroom Two - 4.6m x 3.0m

With dual aspect windows, carpet and two radiators.

Bedroom Three/Study – 3.1m x 3.1m

With fitted cupboard, window, carpet and radiator.

Carpeted stairs lead to first floor hallway with built in cupboards, exposed beam, carpet and skylight.

Bedroom One – 4.5m x 4.5m

With fitted cupboards, exposed beam, two windows, two radiators and carpet.

Bathroom – 1.8m x 2.1m

White contemporary suite with chrome fittings comprising bath with electric shower over and white tiled surround, pedestal wash hand basin and WC. Laminate flooring, shelved cupboard, exposed beam, skylight window, towel rail and extractor fan.



Externally there are private gardens to side and rear of the property.

Tenancy

The property will be let on a 12-month Assured Shorthold Tenancy.

Services

Oil fired central heating, mains electricity, private water and drainage.

Local Authority

Northumberland County Council, Morpeth

Outgoings

The tenant will be responsible for Council Tax and all other charges levied in respect of the occupation of the property.

Deposit

A deposit of £600 will be required in advance, returnable at the end of the tenancy without interest, providing all conditions of the tenancy are fulfilled. If pets are to be housed at the property the landlord will require a double bond to cover extra wear and tear.

Directions

Travelling west on the A69 towards Carlisle. Shortly after the turning for Haltwhistle, turn left signposted to Plenmeller. From the village take the left exit signposted to Unthank. Travel along this road and Ivy Cottage is part of a range of stone buildings in a courtyard on the left after a sharp left hand bend, just before Unthank Hall.

Viewing

Strictly by appointment with Savills.

Application

Applicants should be aware of the following:-

1. All applications should be made on an application form available from the agent. The form should be completed and returned to the office of the Letting Agents. A fee of £50 per person is required and can be paid either over the telephone to this office or by Cheque/Postal Order, made payable to Savills (UK) Ltd. This payment is non-refundable.
2. An administration fee of £200 will be payable by the applicant once the application has been approved to include a Schedule of Condition. This payment is non-refundable.
3. No pets will be allowed without written consent from the Landlords Agents.

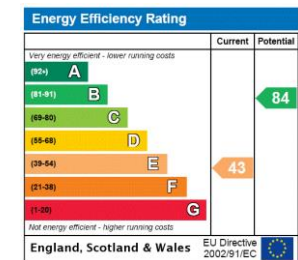
Corbridge Lettings

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