



## West Cherry Knowle Farmhouse

Ryhope, Sunderland, SR2 0SS

£1300 pcm

New to the rental market West Cherry Knowle Farm is a newly renovated, stone built three-bedroom property boasting charming and characterful features throughout.

- Stone built Farmhouse
- Three Bedrooms
- Charming and Characterful
- Ample Parking
- Large Rear Garden
- EPC - E

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## DESCRIPTION

New to the rental market West Cherry Knowle Farm is a newly renovated, stone built three-bedroom property, boasting charm and character throughout.

The spacious and versatile accommodation briefly comprises of; a roomy open plan kitchen diner being the heart of the home, benefiting from an inglenook fireplace with wood burning stove, country style kitchen with a variety of wall and floor units, built in electric oven and extractor fan, dishwasher, and fridge freezer. There is a spacious utility room which is plumbed for a washing machine and a downstairs cloakroom. Completing the ground floor accommodation is a bright spacious living room with cast iron feature fireplace.

A staircase in the hallway leads up to the first floor where there are three well-proportioned bedrooms, one with en-suite facilities to include walk in shower, WC and wash basin. The two further bedrooms have cast iron fireplaces and built-in storage. The family bathroom features a roll top bath with overhead shower, wash hand basin set in a vanity unit and WC.

Externally the property is complimented by generous rear garden mainly laid to lawn with mature borders and surrounded by stunning countryside with views. Mature trees, hedges and stone walls border the property creating privacy and seclusion. There is parking for several cars. Internal viewing is essential to appreciate this unique & characterful home.

## LOCATION

The property is situated on the outskirts of Ryhope yet still within close proximity of local amenities.

For those who commute, the A19 can be accessed via the Commercial Road/A1018 and Durham Road A690 can be accessed via Toll Bar Road/B1405.

## AGENTS NOTES

Council Tax Band - E

EPC Rating - E

## RENT

Payable per calendar month.

## DEPOSIT

£1,500 through Tenancy Deposit Scheme

## REFERENCES

Applications are independently assessed by a Credit Referencing Company who will research your details. The agencies will record details of the search irrespective of whether your application proceeds. The Credit Referencing Company may use credit-scoring methods to assess your application and verify your identity.

## SERVICES

The Tenant will be responsible for paying for all the main services.

## PERIOD OF LETTING

On an Assured Short Hold Tenancy for a period of no less than 6 months.

## INSURANCE

The Landlord will insure the property and his contents and the tenant will be responsible for the insurance of his or her contents.

## DECORATION

The property is let on the understanding that no decoration will take place without the prior consent of the Landlord.

## SMOKING

Tenants are asked to observe a No Smoking policy inside the property.

## NO PETS

Please contact the agent for further information.



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