



The East Wing

Little Harle Tower, Kirkwhelpington, Newcastle Upon Tyne, NE19 2PD

youngsRPS 

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£1,900 pcm

The East Wing of Little Harle Tower is part of a substantial Grade II* listed stone built period country house situated in rolling countryside near the Northumbrian village of Kirkharle. This property offers a spacious 4 bedroom family accommodation together with generous gardens and outdoor space.

- Substantial Period Country House
- Idyllic Rural Location
- Four Bedrooms
- Stunning Garden
- Ecofriendly Biomass Heating System

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Youngs Hexham 01434 609000





DESCRIPTION

The East Wing of Little Harle is part of a substantial Grade II* listed stone built period country house situated in rolling countryside near the Northumbrian village of Kirkharle. This property offers a rare opportunity to occupy a unique historical property believed to date back to the late 15th century.

The property comprises spacious and comfortable family accommodation briefly comprising of an entrance hall with a sweeping staircase, a large family kitchen with an Aga, a Belfast sink, wooden floor and wall units. Further rooms include a "snug" and a living room which is currently used as a dining room. However, there is ample space in the kitchen to eat and entertain. Additional ground floor accommodation includes an office and WC/ wet room.

On the first floor there is a master bedroom with an en-suite shower room, in addition there are three well apportioned bedrooms and a family bathroom with all rooms benefiting from large windows and period features.

The property benefits from a large utility room with adjacent garage, outbuildings, generous gardens, a greenhouse with electricity and a raised patio area.

Important Note: The garden is a unique feature of the property and its upkeep and maintenance are of paramount importance to the owners. The new tenants will be required to maintain this. There are existing arrangements in place which could be discussed and continued.

The property can be Let on a part furnished basis, subject to agreement.

LOCATION

The property is located in a lovely rural setting north of the village of Kirkharle. Kirkharle is approximately 20 miles from the city of Newcastle Upon Tyne, approximately 19 miles from the market town of Hexham and 13 miles from the town of Ponteland.

The property is ideally located with major transport links such as Newcastle International Airport within a 20 minute drive and Newcastle Central Train Station 30 minute drive from the property. It also has good access to local amenities including the picturesque Kirkharle Courtyard which is in close proximity and is home to a popular cafe and a community of local artisans.

SERVICES

Mains electricity and water are connected as well as private drainage. The property benefits from a biomass central heating

system providing heat for the entire property and domestic hot water. The heating, water and sewage costs for the property will be billed proportionately and in addition to the rent by the Landlord. The EPC rating is to be confirmed.

CHARGES

The tenant will be required to meet all outgoings including council tax band F. The holding deposit, equal to one week's rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

TERMS OF TENANCY

The property is to be let on an Assured Shorthold Tenancy for a minimum 12-month term.

DEPOSIT

£2,150 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 609000 or katie.proctor@youngsrps.com.



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