



## Hightown Farm Cottage, Melkridge, Haltwhistle, Northumberland NE49 0LP

£550 pcm

Semi detached two bedroomed cottage, located in rural yet accessible surroundings.

- Semi detached cottage
- Two bedrooms
- Sitting room with multi fuel stove
- Dining room
- Large cellar for storage
- South facing garden
- Off road parking for two cars
- Fees apply

**Tel: 01434 608980**  
[www.youngsrps.com](http://www.youngsrps.com)

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## DESCRIPTION

Hightown Farm Cottage is a semi detached stone built cottage under a slate roof. Situated on a working farm, easily accessible from the A69 and offers rural living yet accessibility. The accommodation briefly comprises of a well proportioned kitchen, a sitting room with a multi fuel stove with direct access to the garden, a useful second reception room which could be used as a third bedroom and a downstairs WC and shower room. Upstairs there are two double bedrooms and bathroom. The cottage has been well maintained and has many character features within. It has been recently redecorated and can be let on an unfurnished or part furnished basis. In addition to the living accommodation there is a great deal of additional space with a generous garden and a large cellar, which is externally accessible and offers useful storage facilities. The property is Listed and therefore the EPC exemption applies.

## DIRECTIONS

Hightown farm cottage is accessible via a private driveway which adjoins the A69 at Melkridge. Traveling from the east and heading west the cottage is accessed by turning right after the speed camera on the A69 at Melkridge, on the private driveway.

## SERVICES

Mains electricity with a private water supply and private drainage via a septic tank. Oil fired central heating.

## CHARGES

The tenant will be required to meet all outgoings including council tax (Band C). There will be a non-refundable charge of £210 (including VAT) for the administration of the application and credit checks. This charge is payable on submission of the application for the tenancy.

## DEPOSIT

£750 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 608980.



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