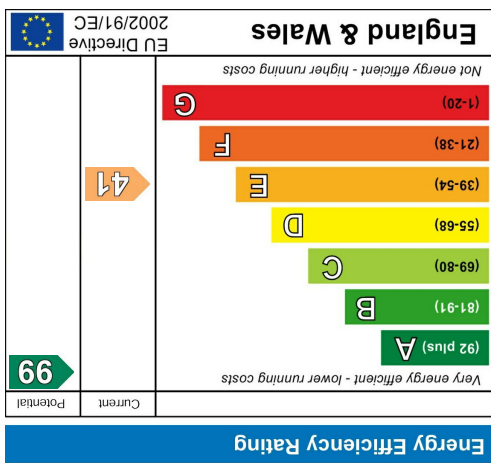


- Disclaimer Notice**
1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
 4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
 6. Please discuss with us any aspects that are important to you prior to travelling to the property.



SWINHOPE MILL FARMHOUSE

Swinhope, Northumberland NE47 9UP



SWINHOPE MILL FARMHOUSE

Swinhope, Northumberland NE47 9UP

NOW UNDER REFERENCING - NO LONGER TAKING VIEWINGS. Swinhope Mill is a semi-detached property set in a quiet rural location approximately 1 mile from Sparty Lea, with a good range of outbuildings. Approximately 35 miles to Durham, 41 miles to Newcastle, Darlington 43 miles and Hexham 17 miles. The closest local amenities are in Allendale where there is a selection of shops, a butchers, tea rooms and public houses. There is also a regular bus service from Sparty Lea, approximately 1 mile from the property into Hexham where main bus and train lines can be accessed.

Swinhope Mill Farmhouse is set in a quiet rural location with a good range of outbuildings. Briefly comprising, Entrance Porch, Lounge with wood burning stove set in inglenook fireplace on stone flagged hearth, understairs cupboard, Lounge with open fire, fitted kitchen, utility bathroom with three piece suite, 2 double bedrooms, one with fitted cupboard. Small garden to the front and parking area to the rear. Small area of land to the rear for allotment/amenity purposes. There are carpets in the sitting room and lounge, tiled floor to the kitchen and bathroom is lino. Both bedrooms have exposed painted wooden floor boards. Access to the farm buildings will be required at all times.



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Accommodation

Sitting Room 4.16m x 4.20m with wood burning stove
Lounge 4.07m x 4.34m with open fire
Kitchen 2.86m x 2.46m, with fitted wall and floor units
Utility Room 3.13m x 2.42m
Bathroom 2.89 x 2.72m with three piece suite and shower over bath
Bedroom 1 - 4.51m x 4.30m
Bedroom 2 - 3.44m x 4.26m

Externally

To the front there is a small garden area, to the rear there is parking for 2 cars, a small grassed area and a small piece of amenity land suitable for an allotment. A good range of outbuildings.

Services and Other Information

Mains electricity, private water supply and septic tank drainage. Central heating is provided by an oil fired boiler.

Local Authority and Council Tax

The local authority is Northumberland County Council, Hadrian House, Hexham, NE46 3NH
Tel: 0345 6006400
The Property is Banded B.

Particulars

Particulars were written November 2022.
Photographs taken November 2022.
All measurements are approximate.

Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £595 per calendar month payable in advance by standing order. In addition, a bond of £686 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy. Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Smoking and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior consent of the Landlord.

Insurance

Tenants are responsible for the insuring of their own contents

Viewings

Viewings are strictly by appointment only via GSC Grays 01833 637000.

