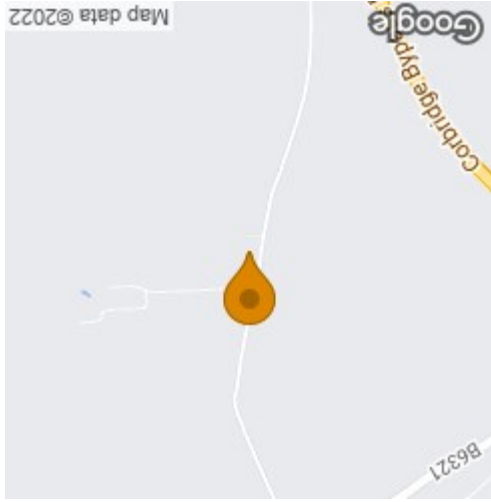


- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
 2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts 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.

Disclaimer Notice



Energy Efficiency Rating	
Potential	Current
76	41

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



THORNBROUGH HIGH BARNS COTTAGE

Aydon, Corbridge, Northumberland NE45 5PR



THORNBROUGH HIGH BARN COTTAGE

Aydon, Corbridge, Northumberland NE45 5PR

A rare opportunity for a 3-bedroom cottage with parking and garden space set in idyllic countryside on the outskirts of Corbridge in the Tyne Valley. Thornbrough High Barns Cottage is set on a traditional farm with share access along the main drive flanked by an avenue of mature trees. The Landlord is interested in finding a potential tenant who is willing to help from time to time around the main house and stables.

Corbridge 2.5 miles, Hexham 11 miles, Newcastle airport 15 miles, Newcastle 17 miles. Please note all the distances are approximate. The above provide great local access to schools and local amenities. Thornbrough High Barns Cottage is located only 2 miles from the A69 providing great access to the A68 or the A1 near Newcastle.

The property benefits from mains water and electrics as well as an oil-fired central heating system. Satellite broadband is provided as part of the monthly rent.



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Accommodation

Entrance Hall

Cosy entrance hall with space for coats and shoes then leads to the Living room and separate W/C.

Living Room

Spacious living room with a newly installed multifuel stove, one double radiator and storage potential with two cupboards and windows facing South and West with a door leading to the Hallway

Hallway

The main hallway connects the modern family bathroom, Kitchen and Bedrooms 2 & 3.

Family Bathroom

Holds an up-to-date bath, separate shower with full height stone effect wall panels and white porcelain on wood effect vinyl flooring.

Bedrooms

The cottage property provides 3 double bedrooms with the potential to convert one into office space.

Outbuildings

The property is let with the use of specific outbuildings for storage if required.

Garden/Landscape

The Property benefits from front and rear Gardens put to grass with mature shrubs and two fruit trees. At the front of the property, there is parking facilities with space for up to two vehicles.

The surrounding landscape is comprised of rolling fields and native woodland providing excellent views from various points around the property.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £880 per calendar month, payable in advance by standing order. In addition, a deposit of £1,000 shall also be payable prior to occupation.

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 written consent of the landlord, which will be subject to separate rental negotiation.

Insurance

Tenants are responsible for the insuring of their own contents.

Services

The property is served with mains water, electricity and mains drainage with oil fired central heating.

Local Authority and Council Tax Band

Northumberland County Council - Band C

Viewings

Viewings are strictly by appointment only through our GSC Grays, Chester-Le-Street Office team on 0191 303. 9540 where any queries about the property can be answered.

Particulars

Particulars written October 2022

Photographs taken October 2022

