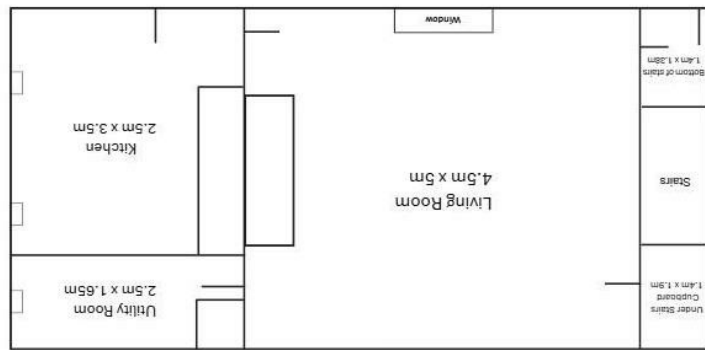
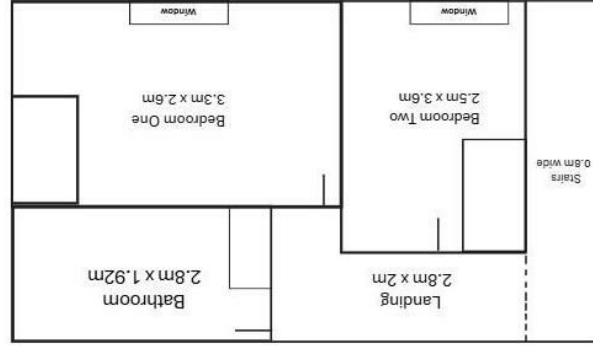


- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
  2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as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



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective applicant.



2 East Elrington Cottages,  
Hexham NE47 2AP

Energy Efficiency Rating	
Potential	Current
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p> <p>Not energy efficient - higher running costs</p> <p>Very energy efficient - lower running costs</p>	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	51
F (21-38)	
G (1-20)	



**2 EAST ELRINGTON FARM COTTAGES**

East Elrington, Hexham, NE47 6AP



# 2 EAST ELRINGTON FARM COTTAGES

East Elrington, Hexham, NE47 6AP

A recently refurbished and newly recarpeted semi-detached two storey cottage with spacious living room with a wood burning fire. The kitchen has been fitted with a new modern green range of base and wall units with contrasting work surfaces. The layout incorporates a sink with mixer tap, electric oven, hob with extractor and a separate utility room allowing space for a washing machine and tumble dryer. The property benefits from a double bedroom and a single bedroom, and a bathroom with white suite comprising of bath with shower overhead, hand basin and WC. Externally the cottage benefits from a lawned south facing garden with decking.

A recently refurbished and insulated semi-detached cottage situated in a farm steading in the hamlet of East Elrington, within a 5 minute drive of Haydon Bridge. The accommodation briefly comprises of: living room, kitchen, utility room, bathroom, double bedroom and single bedroom. There is a lawned south facing garden to the front of the cottage with excellent rural views.

Haydon Bridge 1.8 miles  
Hexham 5 miles  
Newcastle-Upon-Tyne 25 miles  
(distances are approximate)

Only 8 minutes drive from the A69, providing access to the A68 and the A1. Train services available from Haydon Bridge and Hexham to Newcastle, Carlisle and Middlesbrough. Nearest airport is Newcastle International. The village of Haydon Bridge benefits from a good range of everyday amenities including shops, medical practice and schools. Hexham provides a larger selection of independent and national shops and supermarkets. Surrounded by attractive countryside, Haydon Bridge also provides easy access to walking and cycling routes, Hadrian's Wall and the wider Northumberland Park.



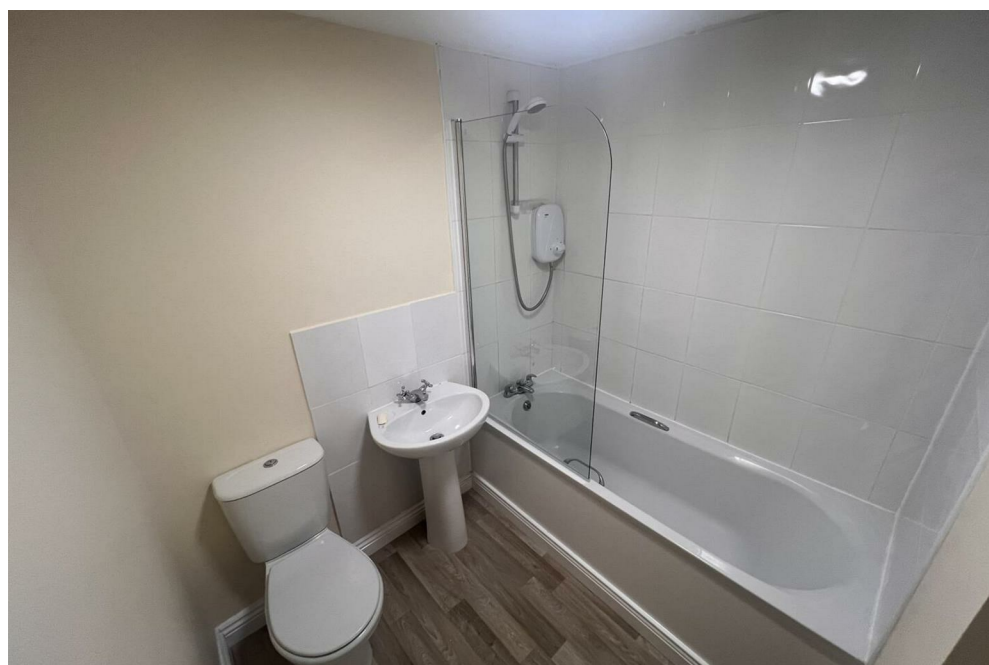
**GSC GRAYS**  
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## Description

A recently refurbished and newly recarpeted semi-detached two storey cottage with spacious living room with a wood burning fire. The kitchen has been fitted with a new modern green range of base and wall units with contrasting work surfaces. The layout incorporates a sink with mixer tap, electric oven, hob with extractor and a separate utility room allowing space for a washing machine and tumble dryer. The property benefits from a double bedroom and a single bedroom, and a bathroom with white suite comprising of bath with shower overhead, hand basin and WC. Externally the cottage benefits from a lawned south facing garden with decking.

## Terms and Conditions

The property is offered as a periodic tenancy only, as from 1st May 2026 fixed-term agreements (including 12 month terms) will no longer be permitted under the Renters Rights Act.

The property is offered unfurnished at a rental figure of £950 per calendar month, payable in advance by standing order. In addition, a deposit of £1095 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, then 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.

## Insurance

Tenants are responsible for insuring their own contents.

## Smoking & Pets

Requests for pets will be reasonably considered. Smoking is prohibited inside the property.

## Local Authority and Council Tax

The council is Northumberland County Council.

For Council Tax purposes the property is Band A.

## Services and Other Information

The property is served by oil central heating to radiators throughout, mains electricity, private water supply and septic tank drainage. We understand full fibre broadband is available at the property.

## Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 0191 303 6370

## Particulars and Photographs

Particulars written June 2026.

Photographs taken June 2026.