

To Rent

Urpeth North Farm, Beamish, Beamish, DH9



**£750 per month**

**2 bedroom Cottage**

- ✓ Superb Quirky Farm Cottage
- ✓ Recently Renovated Throughout
- ✓ 2 Double Bedrooms
- ✓ Modern Fitted Breakfasting Kitchen
- ✓ Spacious Lounge
- ✓ Gardens & Off-street Parking
- ✓ Available from 8th April 2021
- ✓ Unfurnished - minimum 12 month Let only



## Description

PETER ROSS are delighted to offer for let this superb farm cottage situated in the sought after location of High Urpeth, Beamish. Oozing charm and character and with plenty of quirky features throughout, properties of this nature are extremely rare to the rental market. Recently refurbished to an extremely high standard, it briefly comprises: entrance hallway, spacious lounge with feature multi-fuel stove, fitted breakfasting kitchen, utility room / wc, stairs to the first floor, two double bedrooms and the family bathroom / wc. Externally there are gardens to the front and the side whilst off-street parking is available for two cars. Available from 8th April 2021 on an unfurnished basis, an early inspection is essential. Call 0191 488 6080 for further information or to arrange your appointment to view.

## Ground Floor

**ENTRANCE HALLWAY** - Front door to main entrance, laminate flooring.

**LOUNGE** - 16' 7" x 15' 3" (5.07m x 4.68m) Double glazed window to the front, two radiators, television point, wall-lighting, feature fireplace housing multi-fuel burning stove with tiled hearth, laminate flooring. Open to the fitted breakfasting kitchen.

**FITTED BREAKFASTING KITCHEN** - 23' 3" x 6' 4" (7.1m x 1.94m) Two double glazed windows to the rear, fitted wall and base units, roll top work surfaces, built-in electric oven with electric hob and extractor hood over, sink drainer unit with mixer tap and tiled splashback, integrated dishwasher, radiator, telephone point, integrated fridge and freezer, laminate flooring. Door to external, door to the utility / wc.

**UTILITY / WC** - 6' 7" x 6' 5" (2.01m x 1.96m) Single glazed window to the rear, roll top work surface, fitted base unit, sink drainer unit with mixer tap, wall-mounted boiler, plumbed for automatic washer, low level wc.

## First Floor

**FIRST FLOOR LANDING** - Double glazed window to the front, radiator. Doors to both bedrooms and the family bathroom / wc.

**BEDROOM ONE** - 16' 5" x 15' 8" (5.02m x 4.78m) Double glazed window to the front, radiator, television point.

**BEDROOM TWO** - 15' 5" x 11' 6" (4.72m x 3.53m) Double glazed window to the front, radiator, television point.



FITTED BREAKFASTING  
KITCHEN



FITTED BREAKFASTING  
KITCHEN



ADDITIONAL PHOTO



BEDROOM ONE

**FAMILY BATHROOM / WC** - Panelled bath with shower over, low level wc, vanity wash hand basin, heated towel rail, spotlighting, tiled walls, tiled flooring.

## Exterior

**EXTERNAL** - Gardens to the front and the side. Driveway to the front providing off-street parking for two cars.



BEDROOM ONE - ADDITIONAL



BEDROOM TWO

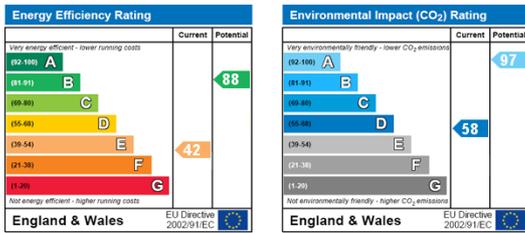


FAMILY BATHROOM / WC



ADDITIONAL PHOTO

## Energy Efficiency and Environmental Impact



**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.