


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 , Morpeth NE61 3QB

# / Morpeth NE61 3QB

**£3,000 Per Calendar  
Month**

Nestled in the picturesque village of Mitford, Morpeth, this recently renovated farmhouse offers a perfect blend of rural charm and modern convenience. With Morpeth town centre just a short drive away, residents enjoy easy access to excellent road and transport links, including the A1, bus routes to Newcastle, and Morpeth Train Station, connecting you to major cities across the country.

As you step inside, you are greeted by a warm and inviting interior featuring three spacious reception rooms, each bathed in natural light through large, bright windows. These versatile spaces provide ample room for your preferred furnishings, creating a welcoming atmosphere for family and guests alike. The recently refurbished kitchen is a culinary delight, offering modern fittings, sleek countertops, and abundant storage within stylish base and wall units. Upstairs, the property boasts four generously sized bedrooms, all capable of accommodating double beds and additional furnishings, with Bedrooms 1 and 2 benefiting from private ensembles. Completing the upper floor is a convenient W.C., while a well-appointed shower room is located downstairs. Outside, the farmhouse is complemented by expansive private gardens and a dedicated vegetable area, perfect for those seeking a peaceful outdoor retreat.

Available October 2024

Tenancy Term: 12 Months +

Council Tax Band: F

£3,000.00 PCM

## TENANCY APPLICATION FEES:

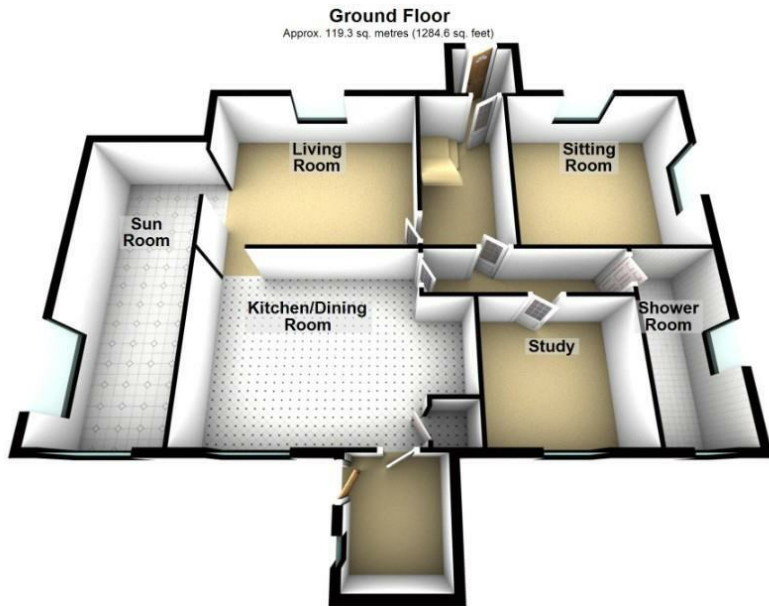
To apply for a tenancy on this property, a refundable holding deposit of a week's rent is required.

A tenancy damage deposit for the property is compulsory and is to be paid 48 hours before the tenancy commences, along with the first months rent payment. The tenancy deposit is equivalent to 5 weeks' rent. An additional tenancy deposit amount may be requested in certain circumstances.

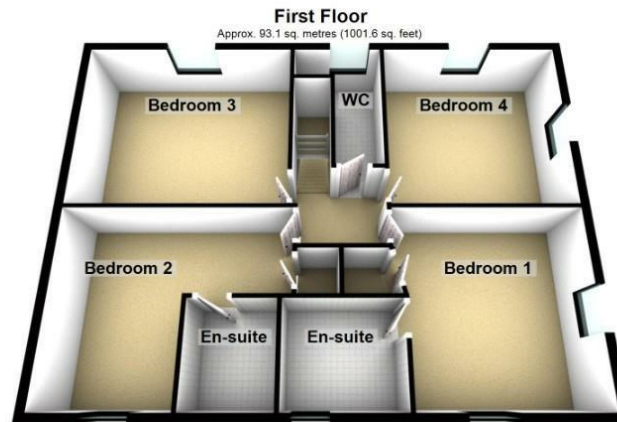


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



**Ground Floor**  
Approx. 119.3 sq. metres (1284.6 sq. feet)



**First Floor**  
Approx. 93.1 sq. metres (1001.6 sq. feet)

Total area: approx. 212.4 sq. metres (2286.2 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

- Living Room  
15'9" x 13'2"
- Sitting Room  
13'6" x 13'2"
- Kitchen / Dining Room  
19'6" x 13'8"
- Study  
10'8" x 10'0"
- Sun Room  
22'10" x 8'8"
- Shower Room  
13'8" x 5'9"
- Bedroom One  
13'8" x 13'5"
- En Suite  
8'1" x 7'2"
- Bedroom Two  
16'4" x 13'8"
- En Suite  
7'2" x 6'0"
- Bedroom Three  
15'10" x 13'3"
- Bedroom Four  
13'5" x 13'3"
- WC  
10'1" x 6'9"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>82</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC







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**LAW**

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