RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

GHYLLHEUGH LONGHORSLEY MORPETH NE65 8RF







- Rural Detached Home
- Kitchen Diner
- Gardens, Parking & Outbuilding
- Council Tax Band: D
- Four Bedrooms & Two Bathrooms
- Two Reception Rooms & Orangerie
- EPC Rating: E
- Services: Mains Electric, Water, Oil CH & Septic Tank

£1,900 PCM (exclusive)

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GHYLLHEUGH LONGHORSLEY MORPETH NE65 8RF

Set within the picturesque rural surroundings of Ghyllheugh, this attractive and spacious detached country home is available to let, offering a wonderful combination of character, generous accommodation and a peaceful woodland setting.

Surrounded by mature trees and established grounds, the property enjoys a particularly appealing position, with a sense of privacy and tranquillity whilst remaining within convenient reach of nearby towns and villages.

The accommodation offers versatile family living, with two generously proportioned reception rooms, a well-appointed kitchen diner, orangery, study and utility room. To the first floor there are four bedrooms, the principle with an impressive ensuite, and a family bathroom. Traditional features, including fireplaces and wood burning stoves, add warmth and character throughout.

Externally, the property benefits from extensive outdoor space,and useful outbuildings, all set against a beautiful backdrop of mature woodland.

Despite its secluded setting, Ghyllheugh is conveniently positioned for access to Longhorsley, Longframlington and the historic market town of Morpeth, providing a balance of rural living and everyday convenience.

An excellent opportunity for those seeking a distinctive country home in a delightful Northumberland location.

ENTRANCE HALL
Entrance door to front leading to a generous hallway providing access to ground floor accommodation.

LOUNGE
One of two reception rooms, with double glazed window, access to the orangery, radiator and a log burner in feature fireplace.



2ND RECEPTION ROOM
Used as a second sitting room with furher access to the orangery, radiator and log burner.



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ORANGERIE

A sizeable orangerie with lantern style roof, tiled floor and access to the garden and terrace.



KITCHEN DINER

Fitted with a range of wall and base units with granite worktops, sink drainer unit with mixer tap, and integrated appliances to include a range cooker, fridge freezer, oven, hob and extractor hood. The dining area has access to a side porch.



ADDITIONAL IMAGE



SIDE PORCH

Providing access to the garden.

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UTILITY ROOM

With windows to two elevations, external door to the rear and fitted base units with sink drainer unit, plumbing for washing machine.



STUDY

A useful space to work from home with a window overlooking the front elevation, radiator and fitted storage shelves.



FIRST FLOOR LANDING

BEDROOM ONE

A spacious double bedroom with windows to two elevations and a radiator.



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ADDITIONAL IMAGE



ENSUITE

A lovely ensuite bathroom with a freestanding bath, mains fed shower in cubicle, pedestal wash hand basin and wc. Windows to the front and side and a heated towel rail.



ADDITIONAL IMAGE



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BEDROOM TWO
A generous double bedroom with window and radiator.



ADDITIONAL IMAGE

BEDROOM THREE
A further double bedroom with two windows and a radiator.



BEDROOM FOUR
Window and radiator



BATHROOM/WC
A large family bathroom with a wc, wash hand basin and mains fed shower in cubicle. Double glazed window and radiator.

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EXTERNALLY

The garden is predominantly to the rear of the property and features a landscaped terrace and lawn reaching to the surrounding woodland.

There is also a brick-built outbuilding/barn provides useful covered storage and the garage benefits from an additional mezzanine storage area.

There is ample parking to the front of the property.



RENT & TERMS

£1900.00 per calendar month exclusive.

Please note that the Tenant(s) is/are to responsible for all utilities and services including Council Tax.

The Tenant will be required to pay the following sum of money ON COMMENCEMENT OF THE TENANCY:
£1900.00 Security Deposit
£1900.00 One months rent due in advance

DEPOSIT INFORMATION

In accordance with the Housing Act 2004 Tenancy Deposit Protection Law (implemented 6 April 2007), security deposits paid by Tenants must be protected by a Tenancy Deposit Protection Scheme. As such, we advise that Rickard Chartered Surveyors are a member of the Tenancy Deposit Scheme administered by The Deposit Protection Service. Further details regarding their code of practice, terms and conditions can be obtained by telephoning The Deposit Protection Service on 0330 303 0030 or accessing their web site at www.depositprotection.com

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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REFERENCES

All tenancies are subject to the receipt of satisfactory references. In addition to the necessary references, we will also carry out Money Laundering Checks and a credit check. This is included in our referencing process.

We are also required to carry out Right to Rent checks on all Tenants. We will require sight of a UK passport or, alternatively, a valid UK drivers licence along with secondary supporting documentation (a full list of acceptable documents can be provided) per applicant.

This information will be required upon payment of the holding deposit and prior to the reference checks being carried out.

TENANTS FEES

Permitted fees for tenants:

In order for the Landlord to agree to process your application and to suspend advertising the subject property as being available, the proposed Tenant will be required to pay a Holding Deposit equating to one weeks rent.

A deadline for agreement will be agreed and the proposed Tenant will be required to enter into a legally binding conditional contract to create a specific future date.

Should the proposed Tenancy not proceed due to no fault of the Tenant, for example, the Landlord withdraws from the agreement, then the Holding Deposit will be refunded in full to the Tenant.

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Should the Prospective Tenant:

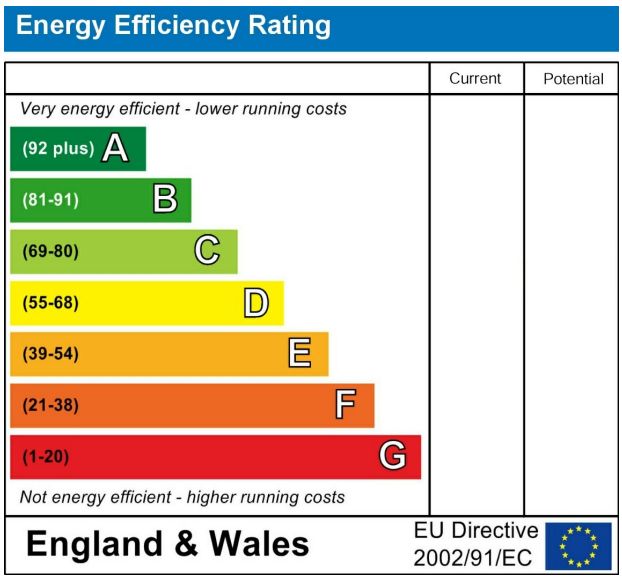
1. Withdraw from this contract before entering into the tenancy agreement,
2. Provide false information for referencing,
3. Fail to act reasonably to enter into the tenancy before the deadline for agreement,
4. Fail Right to Rent checks,

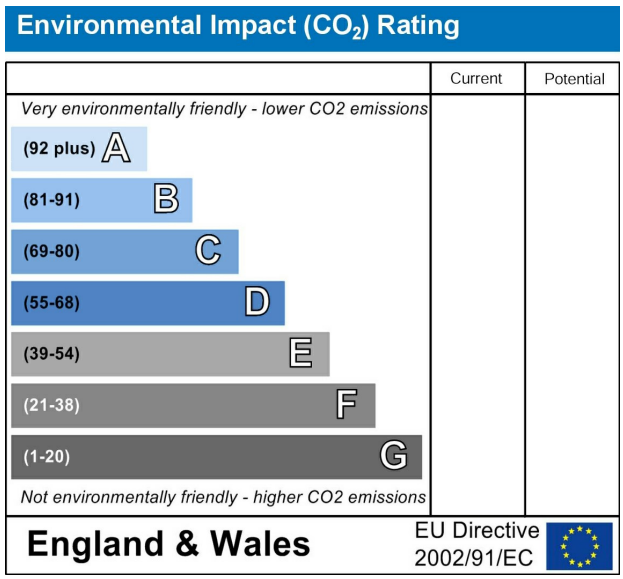
Then they will be liable for the reasonable costs incurred by the Landlord and his Agent up to the value of the Holding Deposit.

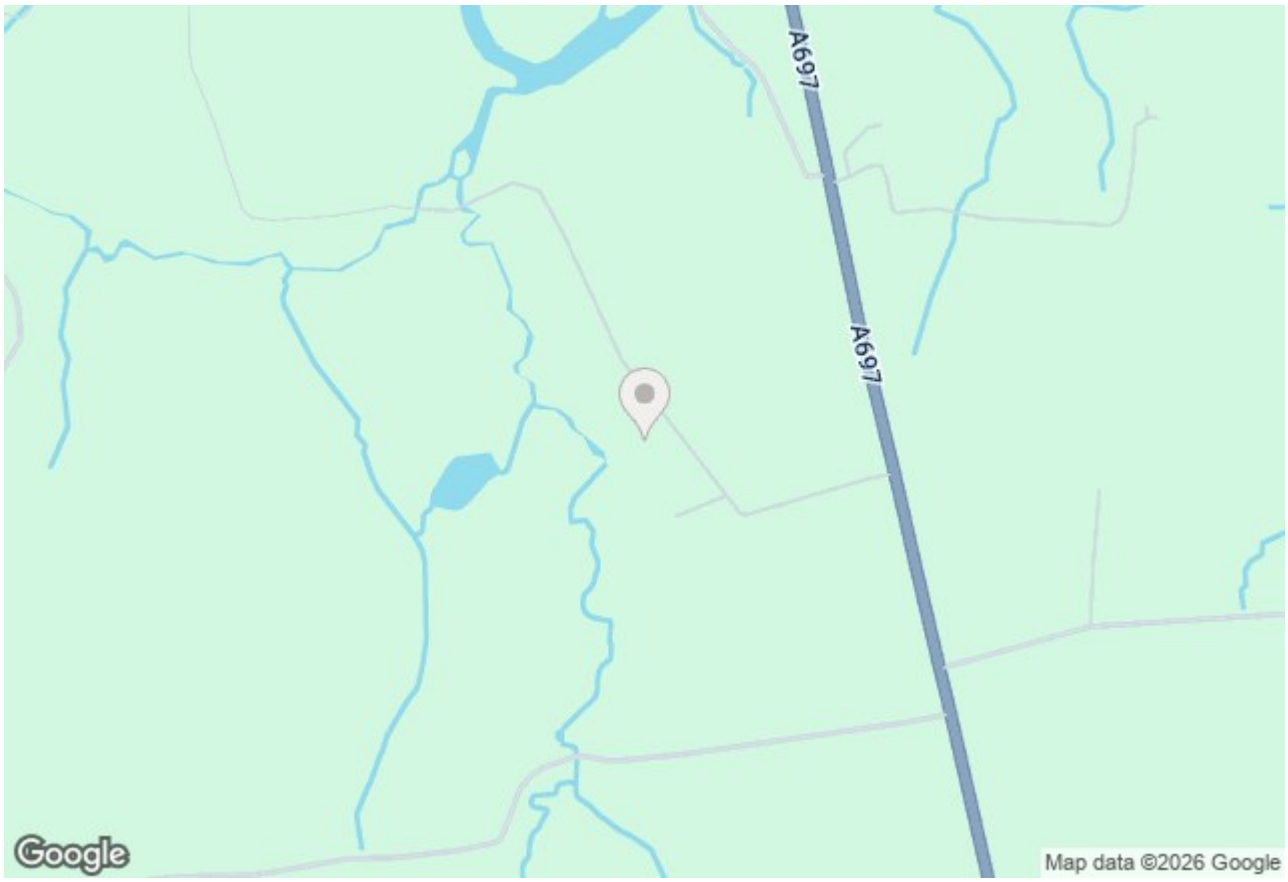
The following costs will be deducted from the Holding Deposit. Any surplus of the Holding Deposit will be returned to the Prospective Tenant, without interest, as soon as possible. A refund to any one of the joint and several Prospective Tenants will be considered adequate as a total refund to all concerned. The costs that may be deducted from the Holding Deposit can include, but are not limited to, the following:

1. Costs of any references or credit checks sought
2. Costs of any administration undertaken to prepare for the tenancy
3. Costs of re-advertising the property to let
4. Costs of any guarantor agreements
5. Costs, in lieu of rent, of keeping the property empty for the tenant

Should a proposed Tenant be uncertain regarding any of the above terms, they should seek legal advice before entering into agreement.







www.rickard.uk.com

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