



Cherry Cottage Tithehill Farm
Cornhill-on-Tweed, TD12 4QD

£875 Per Month



4 bed



2 public



1 bath



Deceptively spacious property located in a beautiful rural location on a working farm. The cottage is in good order throughout and benefits from generous, fully enclosed garden and private parking to the rear.

Lounge, Kitchen, 3 Bedrooms, Bedroom 4/Study, Bathroom, Showerroom, Utility Room.

EPC - Band E

LARN2504002



Cherry Cottage is a deceptively spacious semi detached cottage, originally two cottages converted into one, situated in a beautiful rural setting on a working farm. The property is presented in good order throughout and benefits from a fully enclosed garden and ample private parking to the rear.

DIRECTIONS

From the centre of Cornhill On Tweed take the road signposted for 'Town Yetholm' and continue on this road for approximately two miles. Take the road to your left signposted for 'Branxton' and continue on this road until you will see the sign for 'Tithe Hill Farm' on your right hand side.

ACCOMMODATION

The flexible accommodation comprises an entrance hall, shower room, recently fitted with a new shower enclosure, and a large front-facing double bedroom with an original decorative fireplace. The spacious lounge features a multi-fuel stove and doors opening directly onto the garden. The well-equipped dining kitchen is fitted with modern wall and base units with a decorative original cast iron range providing a lovely focal point and ample space for a dining table. The generous utility room is fitted with a Belfast sink, plumbing for appliances and a pantry cupboard. Family bathroom. A further spacious double bedroom leads to bedroom three accessed via steps from bedroom two. Bedroom 4/Study provides an ideal single bedroom or home office with direct access to the garden.

EXTERNAL

Outside, the property enjoys a generously sized enclosed garden with open countryside views and ample private parking, offering peaceful rural living within easy reach of Cornhill-on-Tweed.

COUNCIL TAX BAND

Band B

ENERGY PERFORMANCE RATING

Band E

SERVICES

Main electricity. Private water and drainage. Biomass central heating and hot water system for which the tenant shall pay a set amount to the farmer on a monthly basis.

ADDITIONAL INFORMATION

Rent £875 per month. One month's deposit and references are required. Available unfurnished for a minimum of 6 months, but longer would be preferred. No smoking allowed on the premises and one pet may be considered by prior arrangement with the landlord and subject to the payment of a higher deposit.

An application form must be completed before a viewing will be booked and will be subject to eligibility criteria. Application forms can be accessed by calling 01573 229887 where you will be asked to provide some basic details for shortlisting.

Completing an application form does not guarantee a viewing.

Please note we may have to close the application stage of the process early as we anticipate a very high level of interest for this property.