



## 4 bed barn conversion to rent in

Marley Hill, Marley Hill, Newcastle upon Tyne, Tyne and Wear, NE16 5EH

# £2,000 pcm

 x 4  x 3  x 1

Driveway parking

Unfurnished

## Property features

- ✓ Four bedroom
- ✓ Situated in marley hill
- ✓ Barn conversion
- ✓ Garden
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: B
- ✓ Heating supply: Oil

## Arrange a viewing

Lyndsay Greenwell  
Senior Manager  
Whickham

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Introducing a beautiful four-bedroom barn conversion for rent in Marley Hill, Newcastle upon Tyne. This property combines rural charm with modern comforts, creating a peaceful and stylish living space.

The home features four spacious and tastefully decorated bedrooms, providing a comfortable retreat for everyone. The master suite includes its own en-suite bathroom with high-quality fixtures.

There are also three modern bathrooms in the property, each designed simply yet stylishly with premium fittings. These bathrooms offer a soothing space for relaxation or a quick morning shower.

The main reception room is a large open space with high ceilings and exposed beams that highlight the building's unique history. This open-plan area is ideal for entertaining or relaxing and has enough room for a living area and a dining table.

The kitchen is well-equipped with integrated appliances, plenty of storage, and a central island for casual meals or quick breakfasts.

On the outside, the barn conversion keeps its original charming features. Its scenic surroundings provide a relaxing rural retreat while being close to Newcastle upon Tyne.

This barn conversion perfectly blends its rustic architecture with modern design. This creates a warm and inviting living space that brings rural life into the modern world.

Don't miss this chance to rent this unique home in Marley Hill and enjoy the charm of country living with the convenience of city life nearby.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

- A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).
- An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.
- To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.
- Each applicant's affordability is assessed individually against the criteria.
- Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.
- Employment checks to confirm your start date, salary and if your position is permanent.
- Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.
- A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.
- 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: F

Deposit: £2,025.00

Rent: £2,000 pcm

Property Type: Barn Conversion

USPs: Allows children, Allows pets

Parking: Driveway

Heating: Oil

## Kitchen

4.03m x 4.98m (13'2" x 16'4")



## Lounge

8.82m x 9.30m (28'11" x 30'6")



## Bedroom 4

2.74m x 2.96m (8'11" x 9'8")



## Bedroom three

2.88m x 2.90m (9'5" x 9'6")

## Bathroom

1.97m x 2.92m (6'5" x 9'6")

## Bedroom two

3.39m x 4.88m (11'1" x 16'0")



## En-suite

2.99m x 4.88m (9'9" x 16'0")

## Utility room

1.42m x 4.16m (4'7" x 13'7")



## Mezzanie

4.38m x 5.88m (14'4" x 19'3")



## View over the lounge for the mezzanine.



## Study

2.40m x 3.08m (7'10" x 10'1")

## Master bedroom

4.67m x 4.42m (15'3" x 14'6")



## En-suite to master



## Garden



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## Outbuilding



Approx Gross Internal Area  
224 sq m / 2408 sq ft



Ground Floor  
Approx 157 sq m / 1691 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Guppy 300.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		S1	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			44
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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