



GSC GRAYS

PROPERTY • ESTATES • LAND



Corner Cottage,

Wycliffe Barnard Castle, Co. Durham, DL12 9TW

£1,300 Per Calendar Month



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Situation and Amenities

Barnard Castle 6 miles, Richmond 12 miles, Darlington 13 miles, Newcastle upon Tyne 41 miles, Harrogate 46 miles, A1 (M) 11 miles, A66 2 miles, Durham Tees Valley Airport 19 miles. Please note all distances are approximate. The property lies in an extremely attractive rural area, making it an ideal base from which to explore the area and good access links to the A66 and A1M. There are educational opportunities (both comprehensive and private) can be found in Richmond, Barnard Castle, Darlington and Yarm. Barnard Castle has a good range of local amenities including: independent and national shops, eateries and a supermarket.

Description

Corner Cottage is an attractive stone built property situated within a superb setting surrounded by open countryside. Forming part of Thorpe Hall Estate, the property is well presented with spacious accommodation predominantly to the ground floor including three double bedrooms, two bathrooms, spacious sitting room, garden room and a dining kitchen. The property has attractive private gardens and ample off road parking to the rear, making this a superb home for a wide range of clients. There are stunning views across the fields leading down towards the River Tees. Available on either a furnished or unfurnished basis. Long term availability.

Accommodation

Partially glazed door leading into the entrance hall/ utility.

Entrance Hall/ Utility

10'2" x 7'7" (3.10 x 2.32)

Window to side, work surface with stainless steel sink, mixer tap and drainer, radiator and door leading into the dining kitchen.

Dining Kitchen

16'10" x 11'10" (5.14 x 3.61)

A dual aspect room, with a good range of wall and base units with blue wooden frontage and granite effect work surfaces, tiled splashbacks, integrated appliances including; dishwasher, washing machine and tumble dryer, electric oven with electric hob, extractor hood and stainless steel sink with mixer tap and drainer. Windows to the rear and side with open countryside views, spiral staircase leading up to bedroom three and door leading into the sitting room, engineered oak flooring and a radiator.

Sitting Room

14'8" x 22'4" (4.49 x 6.82)

A dual aspect room with windows overlooking the garden and countryside views to the side, period cast iron fireplace with wooden surround, engineered oak flooring, cornicing and ceiling rose, door leading into the inner hallway and garden room, radiator.

Garden Room

11'4" x 11'6" (3.47 x 3.51)

Windows to three sides overlooking the private garden, door to the side leading out to the patio area, timber flooring.

Inner Hallway

Doors leading to two bedrooms, bathroom and shower room, window to side and timber flooring.

Bedroom One

13'11" x 11'11" (4.25 x 3.65)

Window overlooking the garden, storage cupboard and timber flooring.

Bedroom Two

13'11" x 12'0" (4.26 x 3.68)

Window overlooking the garden and timber flooring.

Bathroom

A white suite comprising; panelled bath, corner step in shower, low level WC, pedestal wash hand basin, timber flooring, window to side, extractor fan.

Shower Room

Step in shower, pedestal wash hand basin, low level WC, timber flooring

First Floor

Bedroom Three

15'11" x 8'5" max (4.86 x 2.58 max)

Bedroom Three is accessed via a spiral staircase from the dining kitchen, some restricted head height, sky light to front.

Externally

The property is accessed via a country lane into a gravelled area with off road parking for several vehicles. There is an area of hardstanding which could be used as a seating space to enjoy the lovely countryside views. There is a timber shed screening the bins to the side of the property, which is shared with the neighbouring property. To the front of the property there is a private garden, mainly laid to lawn with hedged and walled boundaries, well stocked borders with mature shrubs and trees and a paved patio seating area adjacent to the property. There is also a useful garden shed.

Services

The property is heated by oil fired central heating.

Terms and Conditions

The property shall be let either furnished or unfurnished by way of an

Assured Shorthold Tenancy for an initial term of 12 months at a rental of £1300 per calendar month, payable in advance by standing order, In addition, a bond of £1500 shall be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00. For Council Tax purposes the property is banded D.

Particulars

Particulars taken April 2021 and photographs taken 2020.

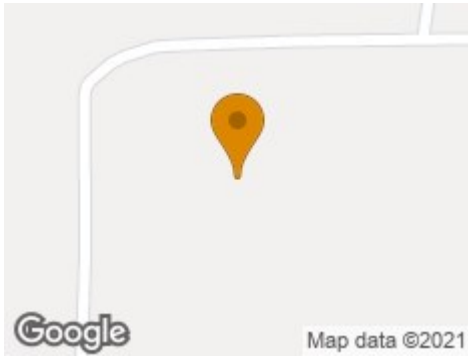
Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

