



GSC GRAYS

PROPERTY • ESTATES • LAND



Slateyford Farmhouse

Wolsingham, County Durham, DL13 3LZ

£1,400 Per Calendar Month



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Situation & Amenities

Durham 19 miles, Newcastle 29 miles, Darlington 27 miles. Slateyford Farmhouse is accessed from Leazes Lane, off the A689 at Wolsingham. The property sits in an elevated position, in the heart of the Wolsingham Park Estate and is accessed via a private Estate road. The property is within easy commuting distance to Durham, Newcastle and Darlington, with Wolsingham offering suitable schools from primary school through to sixth form. In addition to this, there are a number of well-respected private schools, including Durham School and Barnard Castle School within easy commuting distance. Wolsingham itself provides a convenience stores, a number of cafés, restaurants and a sports centre at Wolsingham School which is open to the public.

Description

Slateyford Farmhouse is an attractive stone built farmhouse sat in an elevated position creating exceptional views over adjoining countryside. The property provides ample space internally and externally. Internally the property comprises; snug, kitchen/diner, living room, utility and study to the ground floor. To the first floor there is a master bedroom with an en-suite, three further double bedrooms and a house bathroom. Externally, the property sits within its own grounds, with off street parking for several cars and an enclosed lawned garden.

Accommodation

Door leading to:

Snug

With views over the south facing garden, an inglenook fireplace with a fitted wood burning stove with stone hearth and surround. Radiator. Access to kitchen.

Kitchen

A spacious kitchen with space for table and chairs, a range of fitted wall and base units with space for a cooker, dishwasher, washing machine and fridge/freezer. Stainless steel sink, drainer and mixer tap, views overlooking the south facing garden, extractor fan and partially tiled splashbacks and door leading to pantry area. Access to the inner hall and a door leading to the utility, Oak doors.

Utility

With fitted base units, space for a washing machine and fridge. Views over the garden. Access to the utility and the WC. Radiator. The boiler is housed here.

WC

With a WC, wash hand basin, tiled splashbacks and a heated towel rail.

Rear Porch

Porch with two windows one overlooking the patio and one overlooking the garden.

Study

With a window overlooking the garden and a radiator.

Inner Hall

With original stone flagged flooring, door leading to the rear porch and a door leading to the living room, window overlooking the south facing garden. Radiator

Front Porch

With a door leading to the front, south facing garden.

Living Room

With an inglenook fireplace with a wood burning stove, stone hearth and wooden surround beam, windows overlooking the south facing garden. Radiator.

First Floor Landing

With doors leading to the first floor accommodation and airing cupboard.

Bedroom One

A double bedroom overlooking the south facing garden, door leading to the en-suite shower room. Radiator.

En-Suite Shower Room

With a heated towel rail, WC, hand basin, tiled splashbacks and a shower cubicle.

Bedroom Two

A double room with views over the south facing garden and access to the loft. Radiator.

House Bathroom

Bath with shower over, tiled splashbacks, hand basin and WC, views over the south facing garden and heated towel rail.

Bedroom Three

A further double bedroom with views over the south facing garden. Radiator.

Bedroom Four

A spacious double bedroom with views over south facing garden. Radiator.

Externally

The property is accessed via an estate farm track. Slateyford Farmhouse benefits from a walled garden to the South side of the property, a lawn to the North side, access to the oil tank and off street parking for several cars.

Tel: 01833 637000

Notice

Prospective tenants should note that the property is accessed via a private estate maintained road.

Services and Other Information

The property has oil fired central heating, private water supply, septic tank and mains electricity. The water is spring fed. There are no water rates, however an annual charge of £175 is payable for spring and water filter maintenance.

Particulars and Photographs

Particulars written July 2022
Photographs taken July 2022

Terms & Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy at a rental of £1,400 per calendar month payable in advance by standing order. In addition, a bond of £1,615 shall also 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.

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.

Insurance

Tenants are responsible for the insuring of their own contents.

Local Authority & Council Tax

Durham County Council Tel: 03000 26 00 00
The property is Banded C



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

