



GSC GRAYS

PROPERTY • ESTATES • LAND



Moor House,

Newbiggin, Barnard Castle, County Durham, DL12 0UF

£725 Per Calendar Month



A detached spacious cottage situated in a rural location. Neutrally decorated throughout the property has been recently refurbished and benefits from three reception rooms, two with log burners and two double bedrooms to the first floor. Externally, there is ample parking and a lawned garden to the front with panoramic countryside views and some stone outbuildings attached to the property. Available for 6 months only on an unfurnished basis.



Situation & Amenities

Forest-in-Teesdale Primary School 4.5 miles, Middleton-in-Teesdale 4 miles, St Johns Chapel 7 miles, Barnard Castle 14 miles, Stanhope 12 miles. Please note all distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Middleton in Teesdale offers a doctors surgery, Co-operative store, Barclays Bank, butchers and other independent shops.

Accommodation

A partially glazed front door leads into an entrance porch.

Entrance Porch

With stairs to the first floor, door leading into the living room. Radiator.

Living Room 14'11" x 13'8" (4.56m x 4.18m)

Window to the front with far reaching views, log burner with a stone hearth, substantial understairs storage cupboard and a door leading into the dining room. Radiator.

Dining Room 8'4" x 16'5" (2.56m x 5.02m)

Two windows to the rear with far reaching views, a door leading into the sitting room and double timber doors leading into the breakfast kitchen. Radiator.

Sitting Room 19'1" x 15'3" (5.83m x 4.67m)

A dual aspect room with two windows to the front and rear, log burner with a stone surround and hearth, exposed beams. Two radiators.

Breakfast Kitchen 10'3" x 15'2" (3.13m x 4.64m)

A newly fitted kitchen with a good range of wall and base units with light grey frontage, space for a cooker and space for a washing machine. Stainless steel extractor hood, tiled splashbacks, stainless steel sink with mixer tap and drainer, two windows to the side. Radiator, loft access and a door into the rear porch.

Rear Porch

A door leading to the external porch and a door leading into the WC. Loft access.

WC

Fitted with a low level WC and stainless steel inset wash hand basin. Frosted glazed window to the side and this is where the oil boiler is situated.

External Porch

A partially glazed timber door leading to the gardens and parking.

First Floor

First floor landing with doors leading to two bedrooms and a house bathroom.

Bedroom One 13'8" x 11'7" (4.18m x 3.54m)

A substantial double bedroom with a window to the front and a storage cupboard. Radiator.

Bedroom Two 8'1" x 12'4" (2.48m x 3.76m)

A double bedroom with a window to the rear. Radiator.

Bathroom 8'6" x 8'11" (2.60m x 2.72m)

A newly refurbished bathroom with a white suite comprising a panel bath with shower above, low level WC, pedestal wash hand basin and a substantial storage cupboard. Window to the rear. Radiator.

Externally

The property is approached via a lane with ample off road parking for several vehicles. There is a garden to the front of the property mainly laid to lawn with dry stone wall boundaries and a concrete patio area adjacent to the property.

Services

Mains electricity and water. Oil fired central heating. Drainage is to a new sewerage treatment plant.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for a term of six months at a rental figure of £725 per calendar month, payable in advance by standing order. In addition, a Bond of £836 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.

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.

The property is banded D

Particulars and Photographs

The particulars were written and the photographs taken in July 2021.

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.

Location Map



Energy Efficiency Graph

