



GSC GRAYS

PROPERTY • ESTATES • LAND



Hilton Hall,

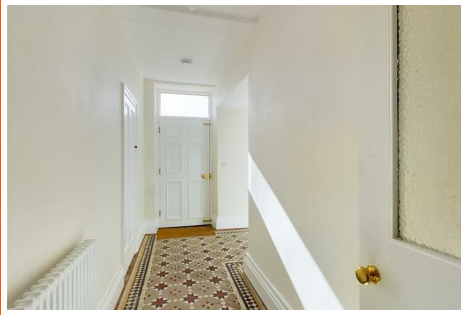
Hilton, County Durham, DL2 3JA

£2,250 Per Calendar Month



Hilton Hall, Hilton, County Durham DL2 3JA

£2,250 Per Calendar Month



Description

Hilton Hall is a Grade II* Listed residence which was built in 1219 as a chantry chapel, dedicated to St Catherine, with attached priest's house. It still retains the original buttresses. The building was converted into a dwelling in the seventeenth century to include new wall partitions, a fine staircase and extensive stucco ceiling decoration. The gate posts and gothic decoration are eighteenth century. By the twentieth century it had been re-purposed as a tenanted farmhouse. The property has now been restored to its former glory and is offered for let with a range of traditional byres/stables, paddock, a pristine front garden, pond, orchard and a circular gravelled driveway. In all, the total plot size is approximately 2.2 acres (0.89ha).

Situation & Amenities

Hilton Hall lies to the east of the hamlet of Hilton. Staindrop and Gainford villages are both 4 miles away and offer a range of services including shops, post office, pub, cafes, doctor surgery and primary and secondary schools. More extensive services are available in West Auckland (5 miles) and Barnard Castle (9 miles). Access to the East Coast mainline is available at Darlington (11 miles) and Durham (18 miles).

Accommodation

Door to:

Entrance Hall

A spacious entrance with original tiled flooring, radiator, sliding sash window and door to the main hall.

Hall

Original tiled flooring, two radiators, storage cupboard and doors leading off to the ground floor accommodation.

Kitchen

Including a range of fitted wall and base units, contrasting work surface, tiled splashbacks, sink with mixer tap and draining board, space for 1200mm range, space for dishwasher, integrated extractor hood, space for an upright fridge/freezer, radiator, windows to dual aspects (one of which has the original window shutters) vinyl flooring and a door through to the rear hallway.

Rear Hallway

Doors to the exterior, cloakroom and separate utility room.

Utility Room

Including a range of base units, contrasting work surface, stainless steel sink with mixer tap and draining board, space for washing machine, space for dryer, radiator, vinyl flooring and a window to the side aspect.

Cloak Room

Including a WC, pedestal wash hand basin and radiator.

Drawing Room

With parquet flooring, large bay window with original shutters, radiator, numerous alcoves, cupboard and a multi-fuel stove set in a grand stone surround. There is a door which opens through to the hallway giving access to the staircase and a door opening through to the larder/boiler room.

Larder/Boiler Room

Two separate rooms both with a radiator. The larger room houses the central heating boiler and has the original meat hooks on the ceiling and door which opens to the exterior.

Snug

Located to the front of the property overlooking the garden with a bay window with original shutters and a secondary window. There is also a radiator and multi-fuel stove.

First Floor Landing

With doors leading off to the first floor accommodation. Radiator and large decorative ceiling rose.

Bedroom Four

Accessed off the half landing is a double bedroom with a window to the front aspect and a decorative feature fireplace.

Bedroom Two

A double bedroom with two windows to the rear aspect, a radiator and a door to the en-suite.

En-Suite

Comprising of a shower cubicle, hand wash basin, WC and heated towel rail.

Bedroom Three

A mirror image of the second bedroom, however, facing the front aspect of the property with two windows, radiator and door to the en-suite.

En-Suite

Comprising of a shower cubicle, hand wash basin, WC and heated towel rail.

Bedroom One

The master bedroom with a window to the front aspect and two stone mullion windows to either side. There is also a radiator.

Bathroom

Including a freestanding bath, shower cubicle, 'his and hers' hand wash basins, WC, heated towel rail, radiator, window with original shutters and decorative ceiling rose.

Externally

Stable Block

Hilton Hall has a stable block with electricity and comprising of one large stable (5.55m x 3.47m), three small stables (all measuring approximately 2.8m x 1.9m), a good sized store room (measures approximately 2.83m x 4.58m) and a small outhouse. Opposite the stable block is a further outhouse and a door opening through to a passageway giving access to the front garden.

Front Garden

A good sized lawned garden with a paved patio and steps leading down to a pond. A gate opens through to a large orchard.

Large Byre

To the rear of the property there is a large byre with three openings. One third has mezzanine storage. The outbuilding has a total measurement of 4.67m x 13.01m. There is electricity within the byre.

Driveway

To the rear of the property there is a large circular gravelled driveway providing ample off-street parking.

Tel: 01833 637000

Paddock

Accessed from the driveway is a grassed paddock. Within the paddock is a stone outbuilding comprising of two loose boxes, the first one measures 4.05m x 4.66m and the second loose box measures 4.63m x 5.55m. The tenant farmer of the adjoining field has a right of access across the paddock and gravelled drive of Hilton Hall.

Services and Other Information

The property is serviced by oil central heating, mains electricity and water. Septic tank drainage.

Local Authority and Council Tax

Durham County Council.
The property is Banded E.

Particulars and Photographs

Particulars written October 2022.
Photographs taken October 2022.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy at a rental of £2,250 per calendar month payable in advance by standing order. In addition, a bond of £2,596 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.

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.



