



GSC GRAYS

PROPERTY • ESTATES • LAND



Lane Head Farmhouse,

Lanehead, Hutton Magna, Richmond, North Yorkshire, DL11 7HF

£995 Per Calendar Month



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Rental Amount

The rental amount of £995pcm includes water and central heating (provided by a biomass boiler).

Situation & Amenities

Barnard Castle 8 miles, Richmond 10 miles, Darlington 13 miles, Durham 35 miles, Newcastle 49 miles, Harrogate 44 miles, A1 (M) 8 miles, Durham Tees Valley Airport 22 miles. Located in the village of Hutton Magna, there is a Church and Village Hall. The property enjoys good transport links with the A66 and A1 (M) easily accessible. Main line train stations can be found at Darlington and Durham, with international airports at Durham Tees Valley, Newcastle and Leeds Bradford. The local market towns of Richmond and Barnard Castle are within close proximity and offer a good range of amenities including independent and national shops and eateries, as well as primary and secondary schools and various sports clubs. Teesdale and the Yorkshire Dales National Park are in close proximity providing a picturesque landscape for outdoor activities.

Description

Lane Head Farmhouse is a spacious family home located in an accessible position just off the A66. The property provides three reception rooms, kitchen, three bedrooms, bathroom and shower room. To the exterior, there is a lawned front garden, parking and the use of some outbuildings/byres. The property is located in the edge of a working farm/agricultural contract business.

Accommodation

Door to:

Reception Hall

Including an open fire, radiator and doors to the inner hall, rear hall and living room.

Living Room

To the front aspect with a window providing views of adjoining countryside. There is also an open fire and two radiators.

Dining Room

To the front aspect with a double glazed window and radiator.

Breakfast/Kitchen

To the rear aspect including a range of fitted wall and base units, contrasting work surface, tiled splashbacks, stainless steel sink with mixer tap and drainer. Integrated electric oven, integrated electric hob, integrated extractor hood, space for undercounter fridge and space for dishwasher. There is tiled flooring and a radiator.

First Floor Landing

With window to the rear aspect and doors leading off to the first floor accommodation.

Bedroom one

A spacious double bedroom to the front aspect with views over adjoining countryside. This bedroom also has two radiators and a range of fitted wardrobes.

Bedroom Two

Again to the front aspect with a window offering the same views as the first bedroom. There is an overstairs storage cupboard, a range of fitted wardrobes and a radiator.

Bedroom Three

The final bedroom again to the front aspect with countryside views. Radiator.

Bathroom

Including a bath, hand wash basin and WC.

Shower Room

Including a shower cubicle, WC and hand wash basin. There are also a range of vanity cupboards.

Externally

The property is offered with the use of some outbuildings/outhouses. To the front of the house is an enclosed lawned garden. There is ample parking with the property.

Services and Other Information

The property is serviced by biomass central heating (included within the rent), mains electricity, private water supply (included within the rent) and private drainage (included within the rent).

Local Authority and Council Tax Band

Durham County Council.
The property is Banded F.

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 £995 per calendar month payable in advance by standing order. In addition, a bond of £1,148 shall also be payable prior to occupation.

Tel: 01833 637000

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.



Road Map



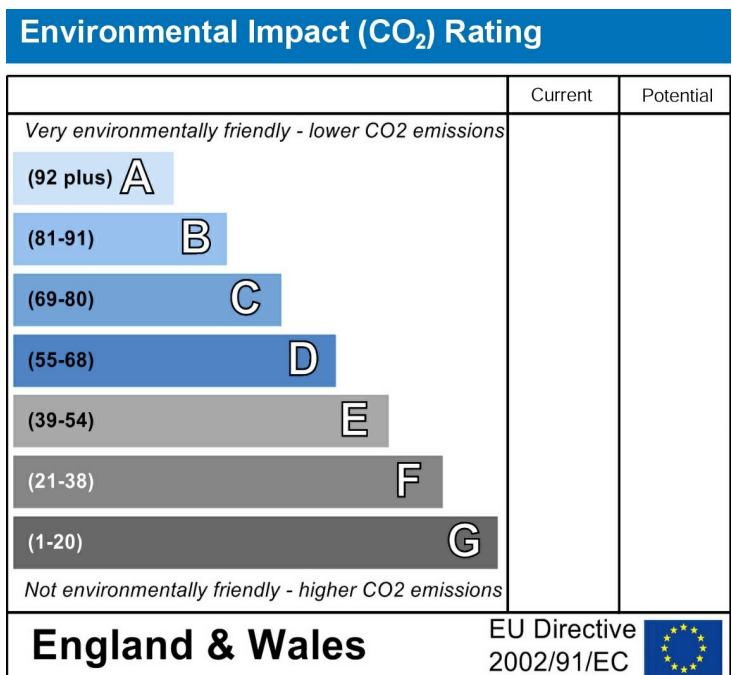
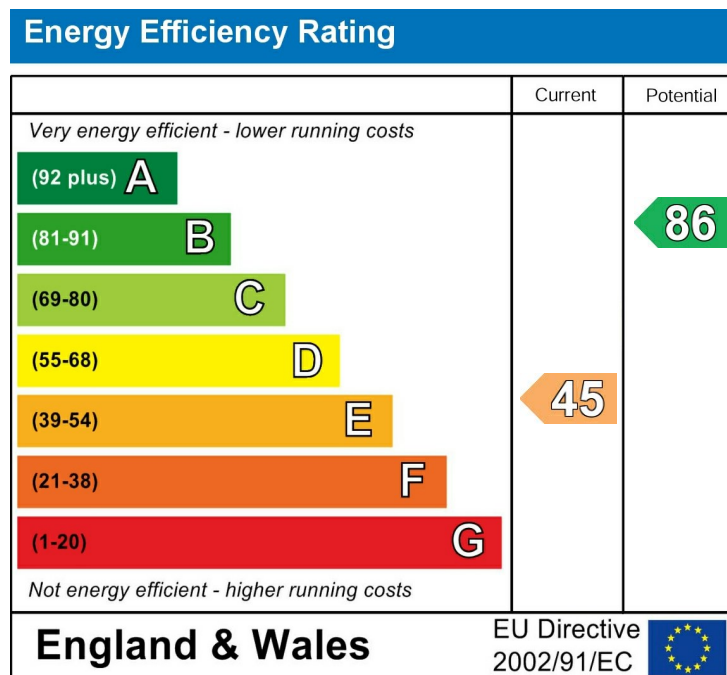
Hybrid Map



Terrain Map



Energy Efficiency Graph



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.