



Howlea Lane, Hamsterley



HOWLEA LANE

Hamsterley County Durham, DL13 3PD

A delightful detached stone built property located on a working farm surrounded by stunning views over the open countryside.

The property briefly comprises of: Entrance hall, two reception rooms, kitchen/dining room, cloakroom, three good-sized double bedrooms and a house bathroom with large garden to the rear with a separate kitchen garden and a front garden with attached garage.



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Situation and Amenities

The property is situated close to the attractive rural village of Hamsterley, which sits in open countryside between scenic Weardale and Teesdale. The village is ideally situated for access to the rural market towns of Wolsingham, Bishop Auckland and Barnard Castle, offering a variety of national and independent shops, library, cafe, eateries and tourist attractions, with Wolsingham having an historic Weardale Railway opened in 1847 being a particular tourist attraction. Whilst the cities of Newcastle and Durham are within easy reach offering a further array of activities. Main line train stations can be found at Darlington and Durham, with International Airports at Teesside, Newcastle and Leeds Bradford. Wolsingham 6 miles, Bishop Auckland 7 miles, Barnard Castle 12 miles, Durham 19 miles, Darlington 19 miles, Newcastle 32 miles.

The A1 (M) and A68 are easily accessible bringing many areas within commuting distance. Hamsterley is well established, friendly rural community with primary school, popular public house and active Village Hall association. Hamsterley Forest is approximately a mile from the site and offers many limes of walks, bridleways and cycling tracks ideal for those who enjoy outdoor activities.





Description

The property benefits from an entrance porch with timber door, exposed stone feature walls, tiled flooring and stable door leading to the reception room. The living room is a spacious room with stone feature fireplace and surrounds, wall lights and views over open countryside. The dining room has beams and staircase off with views and door to the kitchen/breakfast room which is fitted with a range of modern country style wall and floor units with contrasting work surfaces. ceramic tiled splash backs incorporating sink, integrated electric oven and hob, space and plumbing for a dishwasher and washing machine, spotlights to ceiling with open plan dining area with views over the enclosed large garden. There is a rear entrance hall/boot room with tiled floor and storage cupboard, with door to the rear garden. There is a cloakroom with w.c and hand basin with storage cupboard.

To the first floor the return staircase leading to the landing area with beamed ceiling and air cupboard housing the hot water cylinder. The master bedroom is a large double bedroom with fitted wardrobes, window seat and views, Bedroom two has beamed ceiling and view, together with bedroom three having fitted wardrobes and views over the garden. The house bathroom is fitted with a modern white suite comprising of bath, hand basin in vanity unit, w.c. and large walk in shower with curved glass door.

Externally there is a small walled enclosed lawn to the front and a large enclosed rear garden with lawn, surrounding flower borders, shrubs, trees and rockery with gravel paths and patio with plenty of space for outdoor seating/dining area together with a separate small kitchen garden and an attached garage.



Terms and Conditions

The property shall be unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £995 per calendar month, payable in advance by standing order. In addition, a deposit of £1148 shall also be payable prior to occupation.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance. Tenants are responsible for insuring their own contents.

Insurance

Tenants are responsible for insuring their own contents.

Smoking and Pets

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

Smoking is prohibited inside the property.

Local Authority and Council Tax

The council is Durham County Council and for Council Tax purposes the property is a Band D.

Viewings

Strictly by appointment with GSC Grays 01748 897629

Services and Other Information.

The property is served by oil boiler, mains electricity, spring water and a septic tank.

Particulars and Photographs

Particulars written February 2024

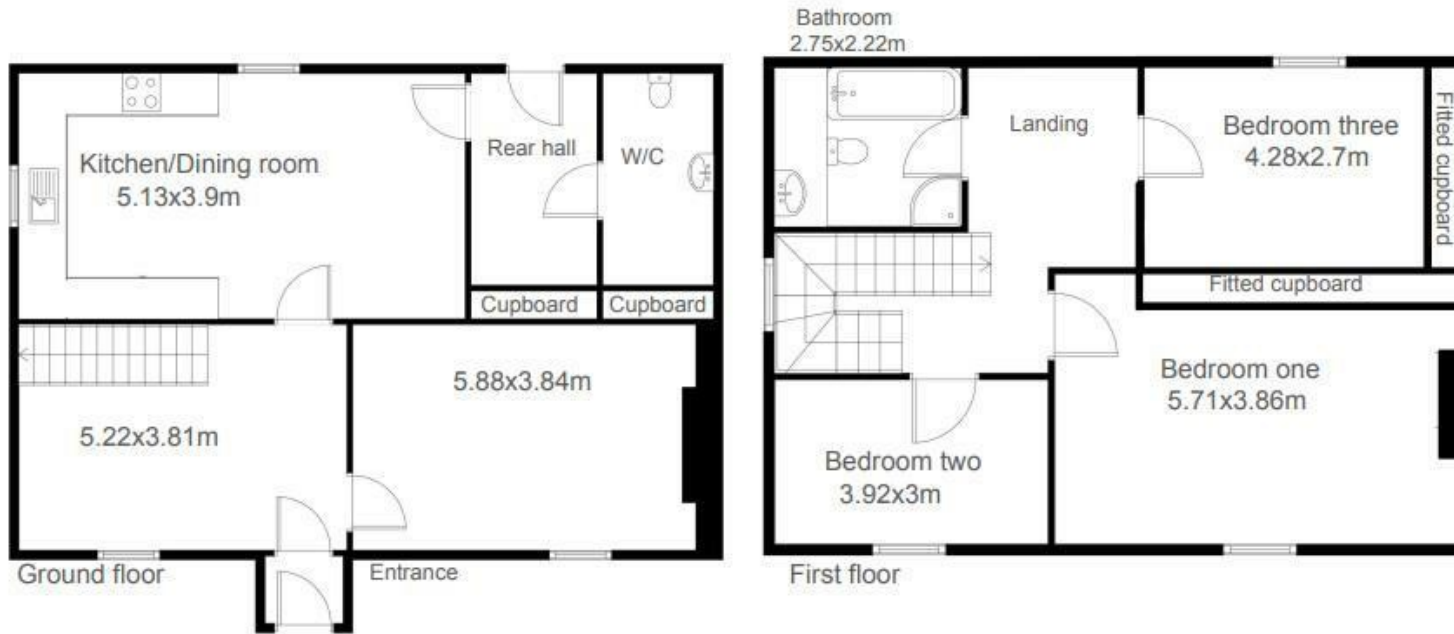
Photographs April 2024

Disclaimer

GSC Grays gives notice that:

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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.
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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.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchase.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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