



# 10 THE GREEN

Headlam, Darlington, County Durham DL2 3HA



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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10 The Green is a detached period three bedroom cottage built in 1707 and is quietly situated in the heart of the village of Headlam, with fine views over the green and open countryside.

The spacious accommodation comprises: entrance hall with staircase off, living room with stone fireplace and open fire and understairs cupboard, a good-sized kitchen/breakfast room fitted with white wall and base units with contrasting work surfaces and tiles with stainless steel sink and mixer tap, electric cooker, space for dishwasher and fridge with tiled floor, together with utility and side entrance with base unit and work surface with sink and mixer tap, space for washing machine, cupboard and oil boiler with tiled floor.

To the first floor there is a good-sized master bedroom to the rear and two further double bedrooms, bathroom with white suite comprising of bath with shower over with grey panel, pedestal hand basin, w.c., with airing cupboard and vinyl floor.

Externally, there is a graveled driveway providing parking for two vehicles, attractive walled gardens to the front, side and rear with lawns, flowerbeds and shrubs with a seating area to the rear, along with two outbuildings.



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Situation and Ameneties

Situated on the village green in the picturesque and peaceful village of Headlam, set in rolling open countryside. The luxurious Headlam Hall Hotel is on the doorstep, with its restaurant, spa and 9 hole golf course. Darlington 8.5 miles, Barnard Castle 10 miles, Bishop Auckland 11 miles.

Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental of £850 per calendar month payable in advance by standing order. In addition, a bond of £980 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,

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.

Services

Mains electricity, drainage, water are connected. Oil fired central heating throughout.

Local Authority and Council Tax

Durham County Council. For Council Tax purposes, the property is banded D.

Viewings

Strictly by appointment via GSC Grays Barnard Castle Office

Particulars and Photographs

Particulars Updated April 2025

Photographs taken March 2023

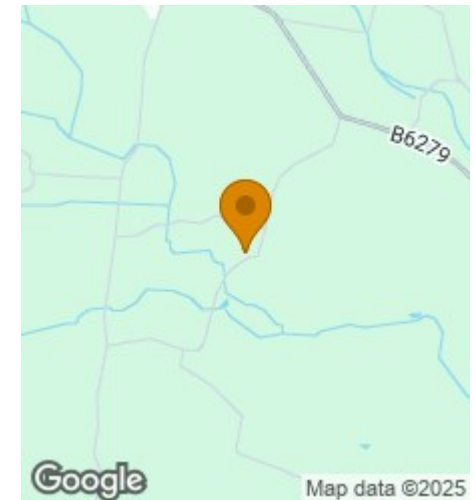
Disclaimer

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.







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