



GARDENERS COTTAGE  
Headlam, Darlington



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# GARDENERS COTTAGE HEADLAM

Darlington, County Durham, DL2 3HA

Set in the stunning hamlet of Headlam lies this stone built, six bedroom, period property offering spacious living accommodation throughout.

Gardeners Cottage oozes charm with high quality fixtures and fittings including; oak doors and flooring, bespoke solid kitchen with AGA and granite worktops within the L shaped, open plan, living dining kitchen, exposed stone fireplaces, log burning stoves, oak staircase and high quality bathroom and shower rooms. The ample living accommodation has four reception rooms, six bedrooms, five of which are doubles, including a substantial master bedroom with a luxurious en-suite bathroom. The principal gardens are situated to the front of the property with a substantial private lawn, paved patio seating area, stone walled boundaries, raised flower beds and a superb pergola lined pathway leading to the gravelled parking. To the rear of the property there is also an additional paved patio.



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### Situation and Amenities

Quietly situated off 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.











## Description

A partially glazed oak door leads into the entrance hallway with terracotta tiled flooring, doors leading into the dining kitchen, snug, sitting and living room and garden room. Entrance hall a partially glazed oak with an oak bespoke staircase situated in the centre. Oak doors leading into the living/dining kitchen, drawing room, playroom and sitting room, spotlights. An opening leads to the rear hallway with terracotta tiled flooring and an oak door leading out to the rear courtyard. Dining/living room a bespoke kitchen with a good range of wall and base units with off-white frontage and granite work surfaces, double Belfast sink with a mixer tap. Integrated appliances including a dishwasher and Miele combination oven. An American style, Samsung free standing fridge freezer, an oil fired Aga with an extractor fan, tiled splashbacks, oak lintel above, underlighting and a breakfast bar area. An open living dining space with an arched window and doors leading out to the garden and rear patio. Sash windows to the side and rear, spotlighting, oak flooring and a feature log burning stove with a stone hearth and surround, exposed beams. Drawing room a sash window overlooking the garden, an open fire with stone hearth and surround. Feature alcoves with storage, exposed beams. Sitting room with an exposed chimney breast with log burning stove with a stone hearth and surround. Oak flooring, exposed beams, and an opening into the garden room with windows to two sides overlooking the garden and a glazed roof. Doors leading out to the garden and the paved patio area, stone tiled floor and exposed stone feature alcoves. Playroom windows overlooking the rear courtyard garden, a good range of bespoke fitted solid oak furniture, feature window into the entrance hallway. A door leads out to the rear courtyard and an oak door leads into the utility/laundry room with plumbing for a washing machine and tumble dryer, Belfast sink and housing the oil boiler. Downstairs W.C with vanity wash hand basin, tiled splashback, oak flooring, traditional cast iron radiator, spotlighting and extractor fan.

The first floor there is an Oak spindle staircase with a half landing. The main landing has oak doors leading to all six bedrooms, house bathroom and shower room. A window overlooks the garden, spotlighting, linen cupboard and hot water cylinder, Master bedroom with sash windows overlooking the garden. A good range of fitted wardrobes and storage. An oak door leads into the en-suite bathroom fitted with a white suite comprising a panelled bath with shower attachment, step-in shower with feature lighting, seat, rain water shower head and hand held attachment. Wall mounted contemporary basin, contemporary heated towel rail and low level W.C. Partially tiled walls and tiled flooring. Sash window to the rear. Bedroom two a double bedroom with two sash windows overlooking the rear garden, an alcove with shelving. Bedroom three a double bedroom with a dual aspect. Sash windows overlooking the gardens and to the side. Bedroom four a double bedroom with a dual aspect, sash windows overlooking the rear and to the side. Bedroom five a double bedroom with a sash window to the rear. Alcove with storage and shelving. Bedroom six a single bedroom with a sash window to the rear. House bathroom fitted with a white suite comprising a substantial bath with tiled panelling, vanity wash hand basin with storage, walk-in shower with rain water and hand held attachment, W.C, partially tiled walls, spotlighting, heated towel rail and tiled flooring. Sash window to the rear. Shower room A white suite comprising W.C, pedestal wash hand basin, step-in shower, tiled walls and flooring.

Externally, The main garden is situated to the front of the property, mainly laid to lawn with a substantial paved patio seating area, raised and well stocked flower beds and borders housing a variety of mature shrubs and planting, a feature pond, box hedging and a paved pathway leading up to steps and the gravelled parking area. There is private parking for several vehicles, walled boundaries and a paved pathway leading to the side of the property and rear courtyard. To the rear of the property there is a stone paved courtyard with a timber fenced boundary providing privacy, a flower bed with a variety of shrubs and planting, a stone outbuilding and an oak framed porch, adjacent to the rear door.

## Services and Other Information

The property is served by Oil central heating, the oil tank is shared by some letting rooms at Headlam Hall. The landlord is proposing that the oil supply will be metred and invoiced following each delivery for the tenant's usage. Mains electricity, water and drainage are connected.

## Terms and Conditions

The property shall be let either part furnished or unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £2500 per calendar month, payable in advance by standing order. In addition, a Bond of £2884 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.

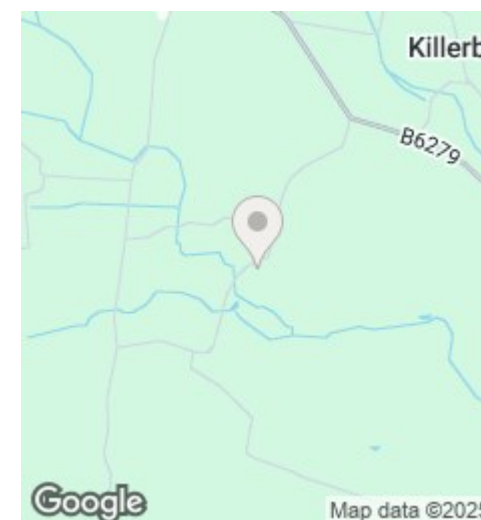
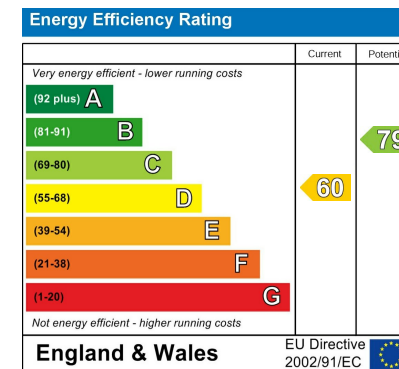
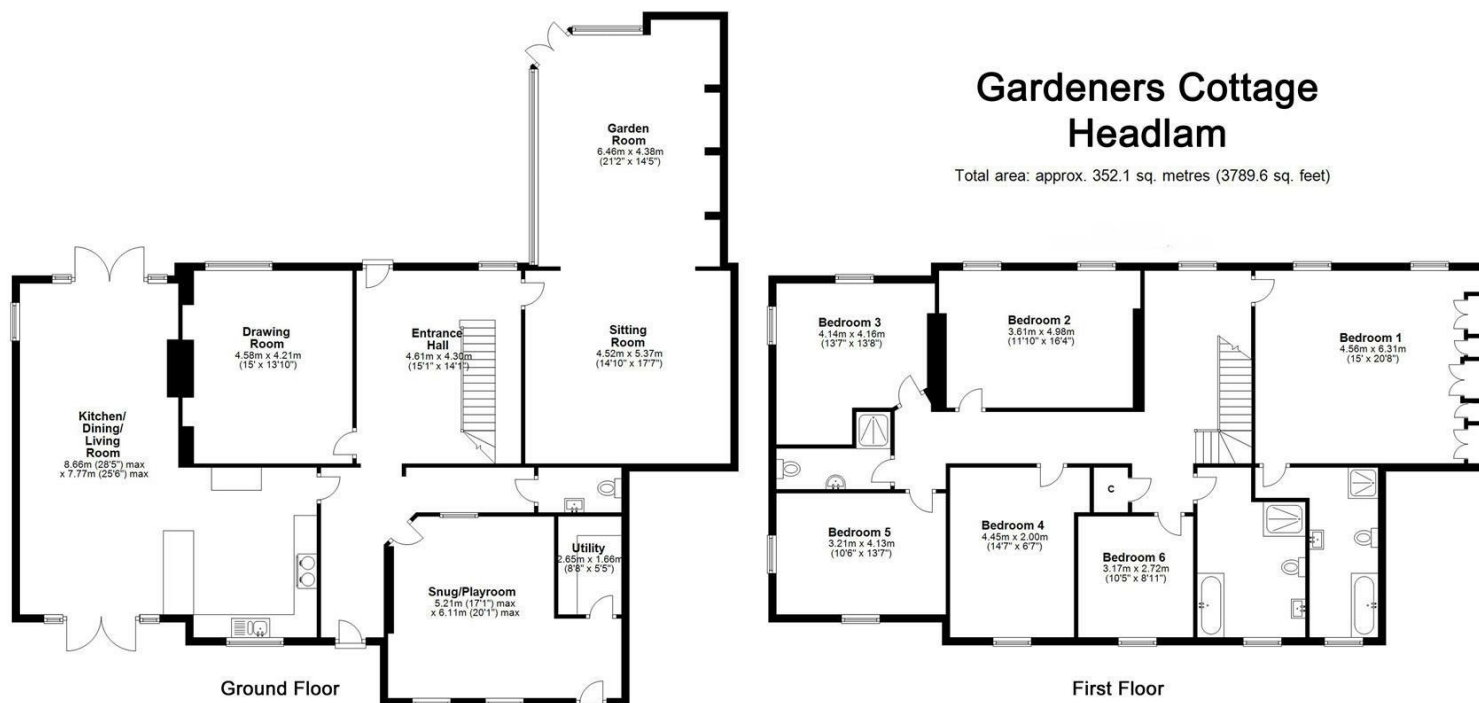
If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us 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.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

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- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.