



# ALWENT FARM COTTAGE

Staindrop, Darlington, County Durham DL2 3NS



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Alwent Farm Cottage is a recently renovated to a high standard detached cottage set on a working farm and surrounded by open countryside.

The cottage offers spacious accommodation briefly comprising entrance hall, sitting room, kitchen/breakfast room, external utility, two double bedrooms and bathroom. Externally, gardens to all side, outbuilding and parking for up to two vehicles.



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5&6 Bailey Court, Colburn Business Park, Richmond,

North Yorkshire, DL9 4QL

01748 897629

[lettings@gscgrays.co.uk](mailto:lettings@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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**Location and Ameneties**

Barnard Castle 5 miles, Darlington 10 miles, Durham 18 miles, Newcastle upon Tyne 36 miles (please note all distances are approximate). The property is situated within the village of Staindrop which benefits from a Public House, Ofsted 'Outstanding'-rated Primary school and Staindrop Academy Secondary which also has a Good Ofsted rating, church, an active village hall as well as the historic Raby Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including the highly-regarded Barnard Castle School. Staindrop is ideally located with good access links to both the A1 (M) and A66 for commuting across the region. Further facilities, including LNER rail services, are available within nearby Darlington.

**Description**

Entrance hall with staircase off and leads to the living room having a multi stove and stone hearth and views over open countryside and door to the kitchen/breakfast room with newly fitted with base and wall units contrasting work surfaces incorporating black sink with mixer tap, electric oven and hob with extractor over and plumbing for washing machine and space for a fridge freezer. A further door to the rear hall with understairs cupboard and access to the garden. The is an attached external utility room housing the air source heating system. To the first floor there is a landing with storage cupboard and doors to two double bedrooms with fine views and new fitted bathroom with double walk-in shower enclosure with mains shower, vanity unit housing the hand basin and toilet, spot lighting and vinyl flooring. Externally, there are walled gardens to three sides with stone outbuilding and external W.C. There is undercover parking for two vehicles adjacent to the property.

**Terms and Conditions**

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £775 per calendar month, payable in advance by standing order. In addition, a deposit of £894 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.

**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 and Other Information**

The cottage is served by Air Source Heating, Mains electricity, drainage, and water are connected.

**Local Authority and Council Tax**

Durham County Council.  
For Council Tax purposes the property is banded C.

**Viewings**

Strictly by appointment only via the agents GSC Grays: 01748 897629.

**Particulars and Photographs**

Particulars were written May 2025  
Photographs taken May 2025

**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.

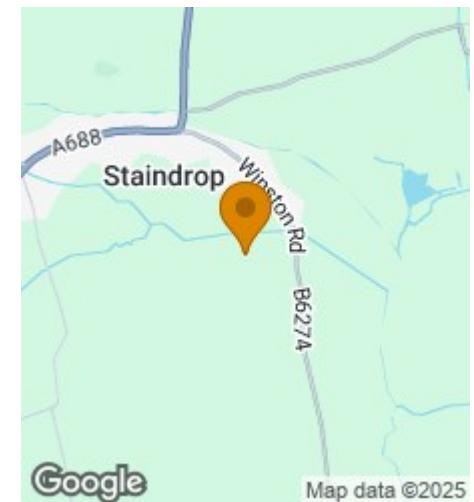


## Alwent Farm Cottage, Staindrop



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 purchaser.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.