



TURN HILL LUNEDALE

Middleton-In-Teesdale, Barnard Castle, County Durham DL12 0PS



GSC GRAYS

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Middleton-In-Teesdale, Barnard Castle, County
Durham DL 12 0PS

Turn Hill is an attractive period stone built, characterful 4 bedroomed detached house, located on a working farm in the small and picturesque hamlet of Lunedale with excellent panoramic views overlooking Grassholme Reservoir and surrounding countryside.



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Situation and Amenities

Lunedale is a picturesque hamlet west of Middleton in Teesdale and sits alongside the River Lune with fantastic views over Grassholme Reservoir and the surrounding dales. Middleton-in- Teesdale is within easy travelling distance from Lunedale and is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty and much of Middleton in Teesdale has been designated a conservation area so the houses and shops retain much of their original character. The village is situated on many of the North's famous walks, including the Pennine Way, the Teesdale Way and with the Coast to Coast Cycle Path not far away. Primary school for the village and surrounding area at Middleton-in- Teesdale, state secondary school with sixth form, public school and prep school at Barnard Castle. Middleton has a doctors surgery, Co-operative store, Post Office, Barclays Bank, butchers and other shops.

Middleton in Teesdale 4 miles, Barnard Castle 12 miles, Darlington 27 miles, Bishop Auckland 42 miles and Durham 31 miles (all miles are approximate).

Description

The spacious accommodation offers: entrance hall with staircase off, a good-sized living room with beamed ceiling and feature fireplace with wood burning stove and tiled hearth together with wood effect laminated flooring. There is a dining room with beamed ceiling and dual aspect over the open countryside, along with a kitchen/breakfast room fitted with a range of traditional white and wood effect base and wall units with light grey works surfaces with decorative tiled splashback, incorporating black sink with matching mixer tap, Rangemaster gas oven with black splashback and black extractor hood over, matching breakfast area with base units, together with a large fireplace with wood burning stove, stone hearth and flagstone floor. A door leads to the side entrance porch and a further door leads to the utility room fitted with a range of base units and contrasting work surface with space for washing machine, dryer, fridge freezer and houses the oil boiler with flagstone flooring.

To the first floor there are three good-sized double bedrooms and a good-sized single bedroom, the master bedroom having fitted hanging and shelf unit and separate cupboard. There is a fully tiled shower room with curved shower enclosure with electric shower, hand basin in a vanity unit and airing cupboard with tiled floor, together with a separate w.c. with grey half panelled walls and laminated floor.

Externally, the property is accessed through the working farm and has a walled enclosed garden to the front, side and rear of the property with gravelled parking area an attached stone outbuilding set up as a workshop and further detached stone outbuildings for storage and a temporary tent style greenhouse/shed.

Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental of £1100 per calendar month payable in advance by standing order. In addition, a bond of £1269 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 may not be kept at the property.



Turn Hill, Lundale, Middleton in Teesdale



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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	64
England & Wales	EU Directive 2002/91/EC	



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.