



BACKSTONE BANK FARMHOUSE WOLSINGHAM

Bishop Auckland, County Durham DL13 3LX



GSC GRAYS

PROPERTY • ESTATES • LAND

BACKSTONE BANK

— Bishop Auckland, County Durham DL13 3LX —

Backstone Bank Farmhouse is a spacious six bedroom period farmhouse sitting on a substantial plot, forming part of the Wolsingham Park Estate, close to Wolsingham, in the heart of County Durham. The house benefits from a picturesque, elevated, rural location overlooking the Tunstall Valley and lower Weardale.



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Situation & Amenities

Durham 17 miles, Newcastle 27 miles, Darlington 25 miles. Backstone Bank Farmhouse is accessed from Leazes Lane off the A689 at Wolsingham, approximately 2.5 miles past Wolsingham School. The property sits in an elevated position, east of Leazes Lane and is accessed across the dam of Tunstall Reservoir. The property is within easy commuting distance to Durham, Newcastle and Darlington, with Wolsingham offering suitable schools from primary school through to sixth form. In addition to this, there are a number of well-respected private schools, including Durham School and Barnard Castle School, within easy commuting distance. Wolsingham itself provides a variety of shops, a number of cafes, restaurants and a Sports Centre at Wolsingham School open to the public.

Description

Backstone Bank Farmhouse offers extremely spacious and comfortable accommodation, over two floors, comprising: The ground floor has three main entry points, to include a formal front door entrance hall, a back door leading to the garden and a side door to the laundry room. The property can also be accessed through the covered log and coal storage areas, into the kitchen. The ground floor includes extensive living space, to include a dining room, a kitchen, to include two neff ovens and hob, sitting room benefiting from ornate stone fireplace with a log burning stove, a laundry room, storage room, butlers pantry and larder. The ground floor benefits from large, open spaces, with a south facing aspect over stunning open countryside.

The first floor can be accessed by two separate staircases at either end of the house and benefits from six bedrooms to include, Bedroom one being a very good double room with south facing aspect, bedroom two another good double room with en-suite shower room. Bedroom three a good double room with south facing aspect. Bedroom four a double room with dual aspect, bedroom five with north facing aspect, bedroom six or dressing room/study with north facing aspect. There are two bathroom at either end of the house and separate WC, centrally located. The property benefits from good sized open gardens on a south facing slope with fantastic views over open countryside and Tunstall Reservoir.

Access

Due to the property's elevated position, the house is accessed via a well maintained Estate road. It is maintained by the landlords Estate, however, it should be noted that this road is on a steep incline in certain parts.

Terms & Conditions

The property is offered as a periodic tenancy only, as from 1st May 2026 fixed term agreements (including 12 month terms) will no longer be permitted under the Renters Rights Act. From 1st May 2026 the tenancy will transition to an Assured Periodic Tenancy at a rental figure of £1750 per calendar month, payable in advance by standing order. In addition, a deposit of £2019 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 insurance of their own contents.

Services

Mains electricity and drainage, Oil fired central heating. The water is spring fed and there are no water rates, however an annual charge of £300 is payable for spring and water filter maintenance.

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.

Local Authority and Council Tax

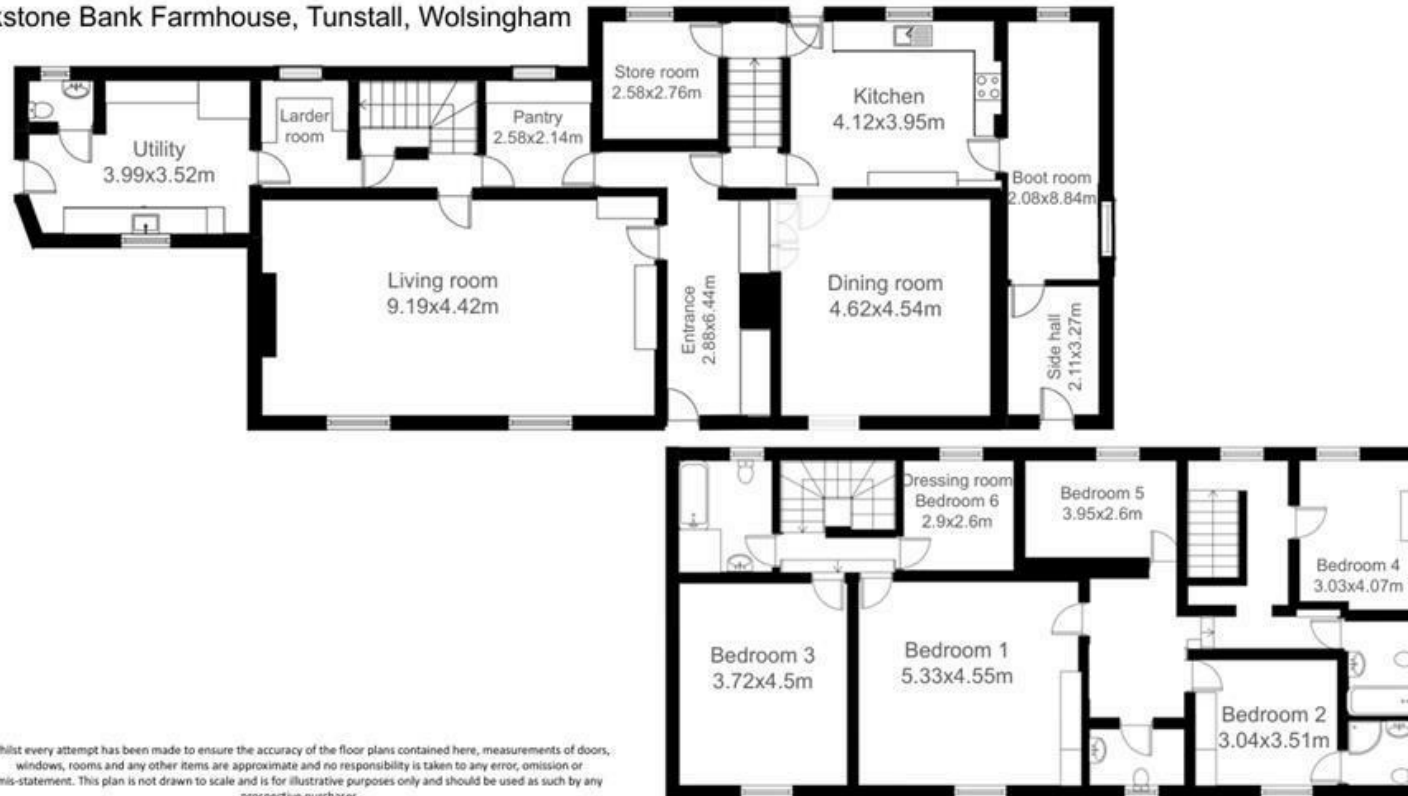
Durham County Council Tel: 0300 026 0000.
For Council Tax Purposes the property is banded D.

Viewings

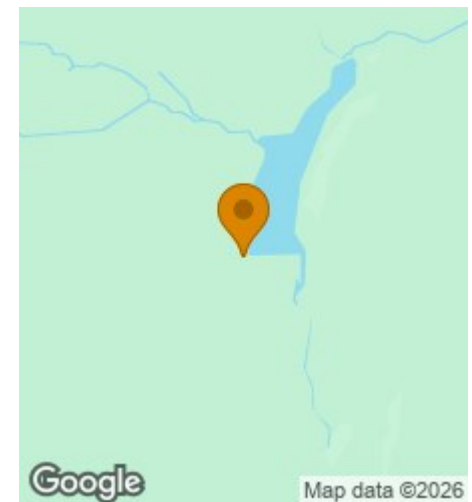
Strictly by appointment only via GSC Grays 01748 897629



Backstone Bank Farmhouse, Tunstall, Wolsingham



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		
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.