



HIGH BARN KILMOND WOOD FARM
Boldron, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

HIGH BARN KILMOND WOOD FARM

Barnard Castle, County Durham, DL12 9SW

Kilmond Wood Farm is a newly converted barn finished to a very high standard, located on a working farm with superb panoramic views across open countryside from an elevated position.

The converted barn is very close to completion and briefly offers very spacious accommodation comprises: Large entrance hall, two reception rooms, study, kitchen and dining room, two downstairs cloakrooms, utility room with access to the attached double garage. Master bedroom suite with en-suite bathroom, three further bedrooms, a Jack and Jill en-suite bathroom to bedrooms three and four and en-suite shower room to bedroom two. Externally there is ample parking and driveway with enclosed garden.



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Situation and Amenities

Barnard Castle 3 miles, Richmond 15 miles, Darlington 22 miles, Durham 29 miles, A66 0.5 miles, A1(M) 13 miles. Please note all distances are approximate. The property located just off the A66 with the village of Boldron close by, which supports an active village hall community. The neighbouring historic market town of Barnard Castle supports a traditional range of shopping, educational and recreational facilities and is often referred to as the Gateway to Teesdale with many renowned beauty spots within a short drive. For the commuter there are links with the major commercial centres of the north east via the A66, A67 and A1 (M) and there are links with the rest of the country via Darlington Mainline Railway Station and Durham Tees Valley Airport.

The barn conversion is ideally located for commuters with access straight on to the A66 near Boldron with the A1 (M) both north and south bound at Scotch Corner approximately 13 miles





Accommodation

A very spacious barn conversion with an impressive entrance hall, an attractive timber staircase and under stairs cupboard. There is a cloakroom off the entrance hall that contains a ceramic sink in a vanity cupboard and W.C., two reception rooms with superb views and a study. There is a modern kitchen and dining room fitted with grey wall and floor units and contrasting work surfaces, integral appliances to include electric hob and extractor hood, double oven, fridge and freezer. There is a matching island incorporating the sink, together with a fireplace and a wood burning stove to be fitted, all with fantastic views. The inner hallway leads to a further cloakroom with sink in vanity cupboard and W.C., utility room with grey fitted floor and tall units and contrasting work surfaces, incorporating sink, washing machine and tumble dryer. There is an access door to the attached double garage which houses the boiler and oil tank.

To the first floor the attractive timber staircase leads to a galleried landing with two fitted cupboards and fine views, doors leading to three bedrooms and steps to a landing area leading to a large master bedroom suite, that contains a walk-in dressing area and en-suite bathroom, comprising of bath, separate shower cubicle with mains shower, sink in vanity cupboard and W.C., there are three good-sized double bedrooms, all with en-suites, bedroom two having en-suite shower room, bedrooms three and four having a Jack and Jill en-suite bathroom with dressing area.

Externally, there is a stone walled driveway with ample parking and an attached double garage with garden to the rear, which does require completion. There is additional parking to the front of the property.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of six months at a rental figure of £2,500 per calendar month, payable in advance by standing order. In addition, a deposit of £2,884 shall also be payable prior to occupation. Once the landlord has found a tenant, they shall start the decoration and have the carpets/flooring completed.



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 strictly prohibited inside the property.

Strictly no Pets shall to be kept at the property without the prior consent of the Landlord.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E

Services and Other Information

This property is served with Oil Central Heating, with mains electricity, water and drainage are connected.

Viewings

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

Particulars and Photographs

Particulars written February 2024

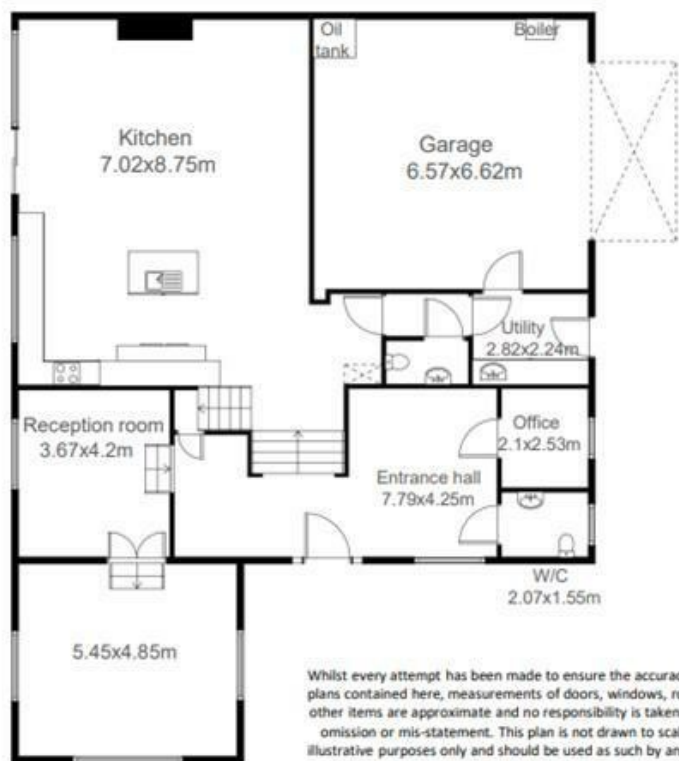
Photographs taken February 2024

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.

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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	57	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
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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 view the property.