



THE MOORLANDS 57 UPPERTOWN
Wolsingham, Bishop Auckland



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Wolsingham, Bishop Auckland, County Durham, DL13 3ES

The Moorlands, 57 Uppertown is a unique and charming family home rich in character and charm with many impressive original features throughout and benefits from four good sized bedrooms, three reception rooms and large gardens.



GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court, Colburn Business Park, Richmond,
North Yorkshire, DL9 4QL

01748 897629

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK



Location and Amenities

Durham 19 miles, Newcastle 29 miles, Darlington 27 miles. Foresters Lodge Cottage is accessed from Leazes Lane, off the A689 at Wolsingham. 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 convenience stores, a number of cafes, restaurants and a sports centre at Wolsingham School which is open to the public.





Description

There is an entrance vestibule, which in turn leads into the spacious reception foyer which benefits from a fireplace with tiled inset and wooden mantel over, along with a useful under stair storage cupboard. The living room complemented by a dual aspect to the front and side is the spacious living room which benefits from an impressive marble fireplace with a custom made fireplace fender and traditional picture rails. Dining Room, facing the front elevation and is proportioned, which boasts two large sliding sash windows and a fireplace with marble inset and hardwood mantel over. Breakfast room/snug enjoys a rear aspect view onto the pleasant, enclosed gardens, and features a sliding sash window. The kitchen is fitted with an excellent range of solid wood wall and base mounted storage units, topped with granite working surfaces which incorporate a porcelain Belfast sink with mixer tap. Integral appliances include a fridge/freezer, whilst there is space for an Aga and extractor fan over. Benefitting from two UPVC double glazed windows which allow the room to be filled with natural light, there is also tiled flooring throughout. There is a utility room and Pantry accessed via the kitchen. The utility room which is an excellent space and provides ample storage space and room for freestanding appliances, along with a sliding sash window and a butler's sink. Adjacent to the utility room is a useful pantry cupboard. A further utility room completes the ground floor accommodation, and benefits from a downstairs WC and a stable door which leads into a small courtyard which houses the oil tank and allows access to the front garden.

The First Floor Landing is an impressive, large space with a decorative stained glass window to the side elevation creating a focal point. Two sliding sash windows to the front and two good sized storage cupboards. The master bedroom is a large double which is located to the front aspect. Two large sliding sash windows and benefiting from floor to ceiling built in wardrobes. This room also has en-suite facilities which comprise of a large corner Jacuzzi bath, a separate shower cubicle, and a pedestal wash hand basin. Bedroom two is a generous sized double with two sliding sash windows. Bedroom 3 is generous sized double with two sliding sash windows. The fourth bedroom is a large single which faces the rear and benefits from built in storage shelves which could be utilised as a study, if required. The main Bathroom is fitted with a modern white suite comprising of a shower cubicle, a freestanding bath with floor tap and a wall hung wash hand basin set upon a vanity unit. UPVC double glazed window, heated towel rail and two useful storage cupboards, one of which houses the water tank. There is a separate WC with UPVC double glazed opaque window.

To the front of the property there is a hedge enclosed low maintenance garden which has mature trees and a small courtyard which houses the oil tank. To the side are electric gates which in turn allow access to an area of hardstanding which provides ample off road parking for a number of vehicles. To the rear are well established lawned gardens which are hedge and wall enclosed and offer a range of mature shrubbery and flowering borders. There is also a large patio area, providing ideal space for seating and entertaining into the evening.



Terms & 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 £1,500 per calendar month, payable in advance by standing order. In addition, a deposit of £1,730 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 & 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

Mains electricity, drainage and water. Oil fired central heating.

Local Authority and Council Tax

Durham County Council

For Council Tax purposes the property is banded G.

Particulars and Photographs

Particulars updated May 2024

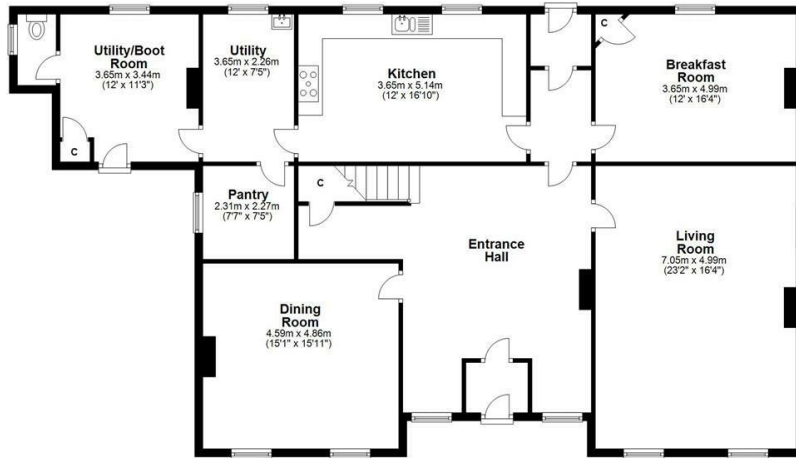
Photographs taken November 2020.

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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Ground Floor



First Floor

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 Vue36ity Ltd



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4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
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