



UNTHANK  
Harwood in Teesdale, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

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# UNTHANK HARWOOD IN TEESDALE

Barnard Castle, County Durham, DL12 0HX

This is a stunning, rural property located in Upper Teesdale with commanding views over the open countryside.

This family property is finished to a high standard throughout briefly comprising of entrance hall, living room, large kitchen/breakfast room, study/bedroom, utility room, ground floor shower room, three further bedrooms and family bathroom.

Externally, walled lawned garden, large gravel driveway/courtyard, outbuildings and large garage space.



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## Situation & Amenities

Small Market Towns: Middleton in Teesdale 9.2 miles, Alston 13.6 miles, Barnard Castle 19.2 miles, Large Towns: Penrith 31.7 miles, Darlington 33.3 miles. Please note all distances are approximate. Middleton in Teesdale has a doctors' surgery, butchers, Co-op, hardware shop, public houses and takeaways. Main line train stations can be found at Darlington and Penrith with International Airports at Durham Tees Valley, Newcastle and Leeds Bradford. The A66, A1(M) and M6 are accessible bringing many areas within commuting distance.





### Description

A half glazed entrance door leads to a small hallway with staircase off and door to the living room being a large room with wood burning stove and views over the front garden, with door to the inner hallway with understairs cupboard and leading to the large kitchen/breakfast room with dual aspects over the front garden and courtyard, beamed ceiling and fitted with a range of grey base and wall units with contrasting work surfaces incorporating stainless steel sink with mixer tap, space for electric oven with extractor hood over, spaces for dishwasher and fridge with tiled effect vinyl flooring with large Patio doors to the courtyard. The utility room is fitted with a range of grey base units contrasting work surfaces incorporating stainless steel sink with mixer tap, spaces for washing machine, freezer and dryer. There are cupboards housing the water pipes and consumer unit, door to the courtyard and tiled effect vinyl floor, with doors to the study or further bedroom and ground floor shower room fitted with a white suite comprises of corner shower enclosure with mains shower, hand basin and W.C. with tiled effect vinyl flooring.

To the first floor there are two good-sized double bedrooms, a further single bedroom and family bathroom fitted with a white suite comprising of bath with mixer taps, shower enclosure with mains shower, hand basin and W.C. with tiled effect vinyl floor.

Externally, a timber gate leads to a large gravelled driveway and courtyard, two outbuilding, large barn/garage, a further timber gate leads to the walled front garden laid to lawn.



## Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £1,350 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £1,557 shall also be payable prior to occupation.

## 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.

## Local Authority and Council Tax

Durham County Council.

For Council Tax purposes the property is banded D

## Services and Other Information

The property is served by oil fired central heating, with mains electricity and a private water supply and drainage.

## Viewings

Strictly by appointment only via GSC Grays. 01748 897629

## Particulars and Photographs

Particulars written June 2024

Photographs taken June 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.

## Unthank, Harwood in Teesdale, Barnard Castle, DL12 0HX



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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>72</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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