



# MOOR HOUSE

Newbiggin in Teesdale, Barnard Castle, County Durham DL12 0UF



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Newbiggin in Teesdale, Barnard Castle, County  
Durham DL12 0JF

A detached spacious cottage situated in a rural location. Neutrally decorated throughout the property has been recently refurbished and benefits from three reception rooms, two with log burners and two double bedrooms to the first floor.

Externally, there is ample parking and a lawned garden to the front with panoramic countryside views and some stone outbuildings attached to the property.



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### Situation & Amenities

Forest-in-Teesdale 4 miles, St Johns Chapel 7.5 miles, Middleton-in-Teesdale 10 miles, Stanhope 14.5 miles, Barnard Castle 20 miles, Wolsingham 20 miles, Penrith 33 miles. Please note all distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Middleton in Teesdale offers a variety of independent retailers, supermarket, post office and doctors surgery. There is a state secondary school with sixth form, a public school and a prep school at Barnard Castle. Secondary school also at Wolsingham.

### Description

A partially glazed front door leads into an entrance porch, with stairs to the first floor, door leading into the living room. Living Room has a window to the front with far reaching views, log burner with a stone hearth, substantial under stairs storage cupboard and a door leading into the dining room. Dining room with Two windows to the rear with far reaching views, a door leading into the sitting room and double timber doors leading into the breakfast kitchen. The second reception room is dual aspect room with two windows to the front and rear, log burner with a stone surround and hearth, exposed beams. There is a fitted kitchen with a good range of wall and base units with light grey frontage, space for a cooker and space for a washing machine. Stainless steel extractor hood, tiled splashbacks, stainless steel sink with mixer tap and drainer, two windows to the side. Radiator, loft access and a door into the rear porch. A door leading to the external porch and a door leading into the WC. Loft access. Downstairs UC with Fitted with a low level WC and stainless steel inset wash hand basin. Frosted glazed window to the side and this is where the oil boiler is situated. There is a second porch with partially glazed timber door leading to the gardens and parking. A partially glazed timber door leading to the gardens and parking.

To the first floor bedroom one is a substantial double bedroom with a window to the front and a storage cupboard. Bedroom Two is a double bedroom with a window to the rear. Bathroom with a white suite comprising a panel bath with shower above, low level WC, pedestal wash hand basin and a substantial storage cupboard. Window to the rear and Radiator.

Externally the property is approached via a lane with ample off road parking for several vehicles. There is a garden to the front of the property mainly laid to lawn with dry stone wall boundaries and a concrete patio area adjacent to the property.

### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for a term of 12 months at a rental figure of £725 per calendar month, payable in advance by Direct Debit. In addition, a Bond of £836 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.

### Services

Mains electricity and water. Oil fired central heating. Drainage is to a new sewerage treatment plant.

### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

The property is banded D

### Viewings

Strictly by appointment through GSC Grays. Tel: 01748 897629

### Particulars and Photographs

The particulars were written June 2021

Photographs taken in June 2024

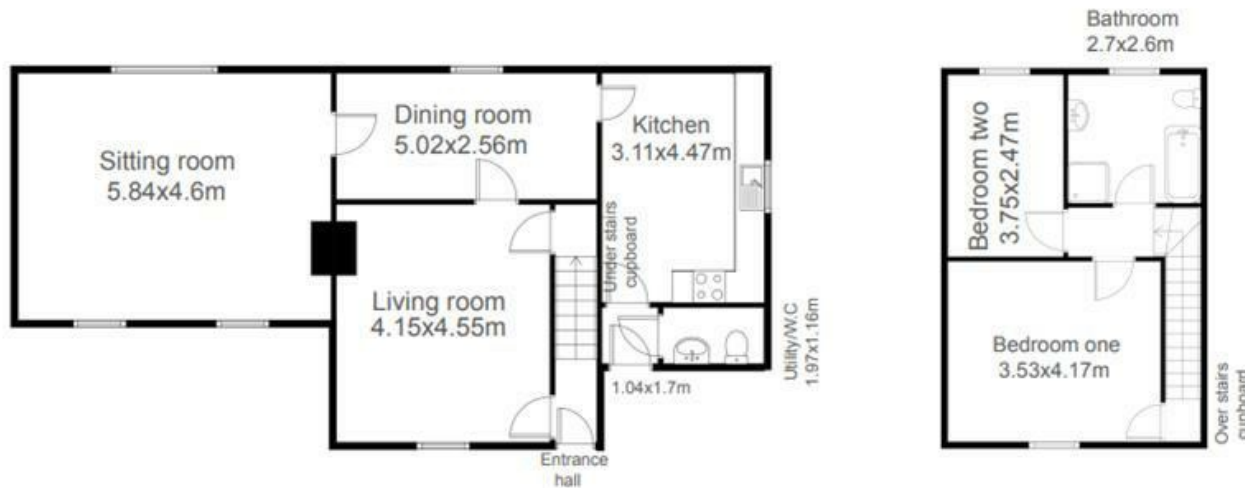
### Disclaimer Notice

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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



## Moor House, Newbiggin 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			94
(81-91) B			
(69-80) C			
(55-68) D		44	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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 property.