



LAMB HILL FARM MARWOOD
Barnard Castle



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Barnard Castle, County Durham, DL12 8QU

Lamb Hill Farm is a three bedroom farmhouse which is situated in a rural location offering stunning countryside views.

The property has been finished to a high standard throughout and includes a modern fitted kitchen, bathroom and shower room and briefly comprises of entrance hall, living room, dining room, study, kitchen/breakfast room, utility, downstairs bathroom, three good-sized double bedrooms and shower room. Externally, there is front and side gardens, courtyard with parking, further lawned area and outbuildings.



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Situation & Amenities

Lamb Hill Farm sits in an elevated position approximately 2.5 miles from the centre of Barnard Castle. The property enjoys superb views across open countryside whilst providing an ideal base to explore the immediate and wider areas of Teesdale. The historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmers market. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds are also accessible. Educational opportunities (both comprehensive and private), can be found in Barnard Castle, Richmond and Darlington. Numerous golf courses can be found in the area, with courses near Barnard Castle, Bishop Auckland, Darlington and Durham. For horse racing enthusiasts, there are racecourses at Newcastle, Sedgfield, York and Hexham. Durham County Cricket Club hosts both international and national matches. Local theatres include Richmond, Darlington and Durham. For the commuter the A67, A66 and A1 (M) provide links with the major commercial areas of the North East. Many of the regions beauty spots are within driving distance including North Yorkshire, the Lake District, Northumberland and the East Coast. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford.





Accommodation

Door leading to entrance hall with double glazed window to the rear elevation, radiator, stairs rising to first floor, access to under stairs storage cupboard and doors leading to the ground floor accommodation. The living room is placed at the front of the property with double glazed windows to dual aspects, radiator and multi fuel stove with stone surround and flagged hearth. The dining room is again to the front of the property with double glazed window, radiator and door leading to the study. The study has a double glazed window and radiator. The kitchen is fitted with a variety of cream painted wall and base units, wooden effect work surface, tiled splashbacks, integral electric oven, integral electric hob, integral extractor hood, stainless steel sink with mixer tap and drainer, space and plumbing for dishwasher, space for upright fridge/freezer, space for dining table and chairs, double glazed window, radiator and vinyl flooring. Part glazed door leading to rear entrance porch, giving access to the exterior and the utility. The utility comprising of two fitted base units with contoured work surface over, stainless steel sink with mixer tap and drainer, space and plumbing for washing machine, space for tumble drier, double glazed window, radiator and vinyl flooring. The downstairs bathroom with obscure double glazed window, shower cubicle, panelled bath, pedestal wash hand basin, WC, access to airing cupboard, radiator and vinyl flooring.

The first floor landing with double glazed window to the front elevation and doors leading to the first floor accommodation. Bedroom one, with double glazed window, feature fireplace and radiator. Bedroom two, with double glazed window and radiator. Bedroom three with double glazed window and radiator. The shower room comprising double glazed window, shower cubicle, hand wash basin unit, WC, heated towel rail and vinyl flooring. Externally, there is a front garden that is laid to lawn with flower and shrub borders. The side garden is gravelled and has a main electricity supply. There are stone outbuildings that houses the boiler and oil tank together with two stone built Byres ideal for storage. There is a hard standing for parking and a gated driveway at the side of the property which provides parking for several vehicles.



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 £1,500 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 consent of the Landlord.

Local Authority & Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council tax purposes this property is band E

Services and Other Information.

Spring water with a regularly maintained filtering system. Mains electricity. Drainage is to a septic tank. Oil fired central heating.

Viewings

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

Particulars & Photographs

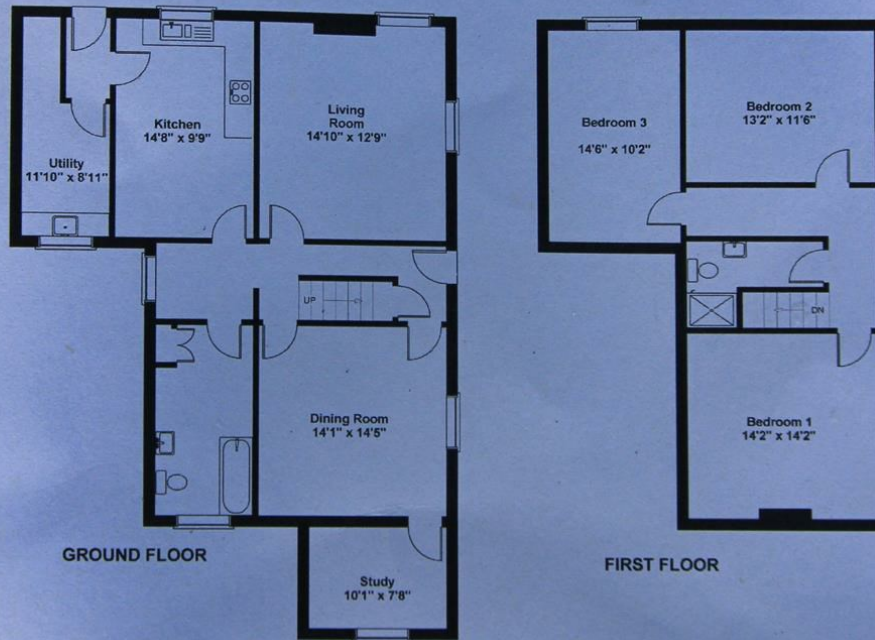
Particulars written and photographs taken May 2024.



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PROPERTY • ESTATES • LAND

Lamb Hill Farm



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
 The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	41	
(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:

1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
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.
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.