



PORTOBELLO FARM
Dalton on Tees, Darlington



GSC GRAYS

PROPERTY • ESTATES • LAND

PORTOBELLO FARM

DALTON ON TEES

Darlington, County Durham, DL2 2PW

A stunning five bedroom detached farmhouse finished to a very high standard located close to the rural villages of Croft on Tees and Dalton on Tees.

The spacious accommodation briefly comprises: of: entrance hall, four reception rooms, large kitchen/ dining room, utility room, two downstairs cloakrooms, five good-sized double bedrooms, two en-suite bathrooms and a house bathroom.

Externally there are extensive lawned gardens, spacious gravel parking area, orchard, attached outbuildings and garage.

By separate negotiation there is the possibility of a small grazing paddock.



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Situation & Amenities

Croft on Tees is a popular village location with a primary school, hotel, village hall, and church. There are good road networks to the nearby towns of Darlington, Richmond, and Northallerton. There are additional amenities on the opposite side of the River Tees in Hurworth including a convenience store, secondary school, pubs, restaurants, and hairdressers. Further schooling can be found at Richmond, Northallerton & Darlington as well as private education establishment in Yarm. The nearby towns of Darlington and Northallerton offer direct train services to London King Cross, Manchester, and Edinburgh.





Description

A spacious hall with fitted cupboards and doors leading to the kitchen/dining room, utility room and cloakroom/WC. The kitchen/dining room is a spacious room fitted with cream and blue traditional style wall and base units with marble work surfaces, incorporating a Smeg range oven with extractor over, integrated fridge/freezer and matching central island incorporating Belfast sink with mixer tap, integral dishwasher and drinks fridge. The dining area has a stone fireplace with multi-fuel stove, window seats and half glazed door to front Patio. A further door leads to the living room with open fireplace and marble fire surround, together with French doors leading to the sitting room with dual aspect and Patio doors to the side garden. An inner hall leads to a downstairs cloakroom and French doors to the garden room with Patio doors. From the entrance hall a door leads to the utility room being fitted with a range of cream base and wall units with marble work surfaces incorporating Belfast sink with mixer tap and spaces for washing machine and dishwasher, together with a fridge freezer. Another downstairs cloakroom/W.C. with white suite comprising of hand basin in vanity unit with illuminated mirrored cupboard over, W.C., heated towel rail and tiled floor. An archway from the kitchen leads into a small hall with staircase off and under stairs area that leads to the office/study.

The first floor is accessed via a wooden spindle return staircase with large arched window with doors leading to all bedrooms and house bathroom. The master bedroom is a good-sized double room with fitted wardrobes and stunning views with door to the en-suite bathroom being a stunning room fitted with a free-standing oval bath, double walk-in shower with mains shower, vanity unit with twin circular wash basins with mixer taps, W.C., chrome heated towel radiator, marble tiled floor, splashbacks and spotlights. Bedroom two is a good-sized double room with fitted wardrobes to alcoves. The passage landing leads to the house bathroom and is fitted with a white suite comprising of bath with mixer tap and shower attachment, white vanity unit with large sink with mixer tap, double walk-in shower with mains shower, white tiled splashbacks, W.C., decorative tiled floor, spotlights together with two chrome heated towel rails. Bedroom three is double room with fine views. Bedroom four is at the end of the house and is an idea guest suite, comprising of a good-sized double bedroom and door to a spacious bathroom with freestanding bath with chrome claw feet, double walk-in shower with mains shower, wooden vanity unit with marble top and twin oval hand basins with mixer taps, W.C. fitted cupboards and shelving, chrome heated towel rail, tiled floor and spotlights. Bedroom five is a good-sized double room with views over the orchard. Externally, to the rear there is a flagstone patio area and large gravelled parking area, orchard which is bordered by a wrought iron railing fence, two outbuildings, one housing the heat source systems, a further outbuilding which is a useful storage area. Single garage and outside W.C., a further driveway leads to the garage and side garden. A flagged stone path leads to the front walled patio area, which extends the full length of the property and to the side garden with a further patio area and lawned garden bordered by fir tree hedging with mature trees and shrubs. Steps from the front patio leads down to the front lawned garden bordered by wrought iron railings and further driveway.



Terms and Conditions

The property shall be unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £2,800 per calendar month, payable in advance by standing order. In addition, a deposit of £3230 shall also be payable prior to occupation.

By separate negotiation, there is a small grazing paddock.

A professional clean of the property will be required at the end of the tenancy.

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 insuring their own contents.

Smoking and Pets

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation. Smoking is prohibited inside the property.

Local Authority and Council Tax

The council is North Yorkshire County Council.
For Council Tax purposes the property is Band G

Services and Other Information.

The heating is under floor heating to the ground floor, the heating system is heating source, there is mains electricity, water and drainage.

Viewings

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

Particulars and Photographs

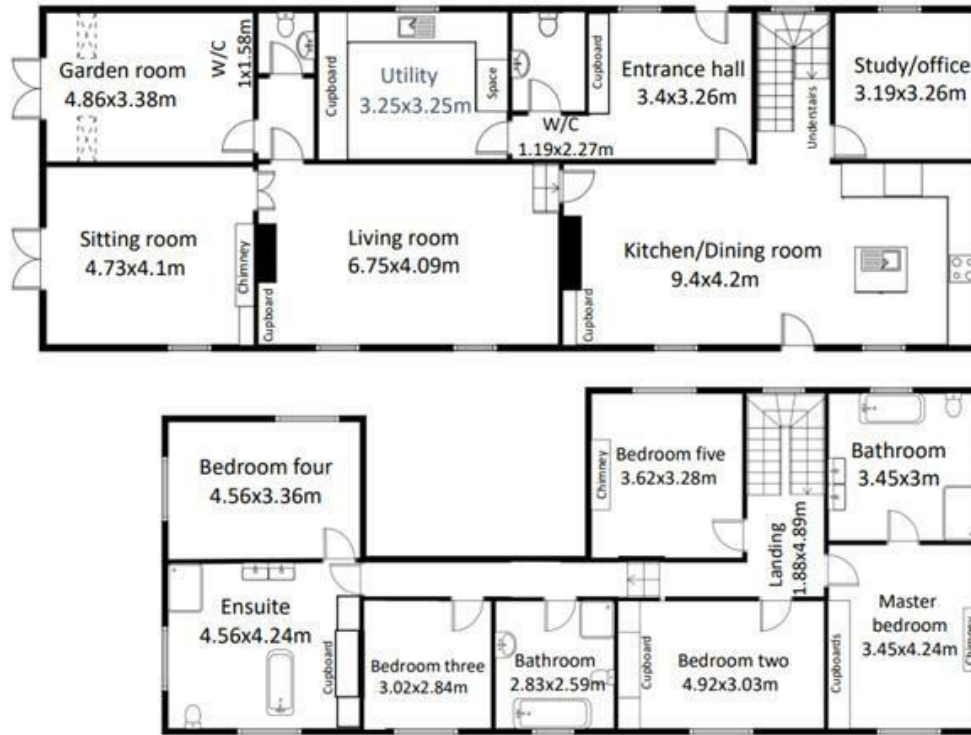
Particulars written June 2024
Photographs taken June 2024

Disclaimer

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.

Portobello Farm, Croft on Tees



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		95
(92 plus) A		
(81-91) B		
(69-80) C	72	
(55-68) D		
(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:

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 correctness by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.