



GREYSTONES  
Wycliffe, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

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# GREYSTONES, WYCLIFFE

Barnard Castle, County Durham, DL12 9TP

Greystones is a charming stone built property with stunning countryside views. Forming part of Thorpe Hall Estate, situated within a superb setting on the south bank of the River Tees.

This attractive semi detached cottage offers immaculately presented accommodation with two double bedrooms and two shower rooms, one of which is located to the ground floor.

The property has low maintenance lawned gardens with wrought iron fencing and parking for several vehicles. There are stunning views across the fields leading down towards the River Tees.

Available on a part-furnished basis. Long term availability.



5&6 Bailey Court, Colburn Business Park, Richmond,  
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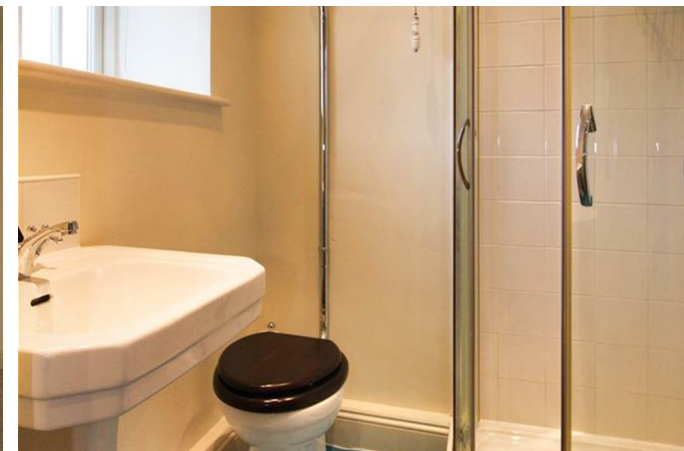


## Situation and Amenities

Barnard Castle 6 miles, Richmond 12 miles, Darlington 13 miles, Newcastle upon Tyne 41 miles, Harrogate 46 miles, A1 (M) 11 miles, A66 2 miles, Durham Tees Valley Airport 19 miles. Please note all distances are approximate. The property lies in an extremely attractive rural area, making it an ideal base from which to explore the area and good access links to the A66 and A1M. There are educational opportunities (both comprehensive and private) can be found in Richmond, Barnard Castle, Darlington and Yarm. Barnard Castle has a good range of local amenities including; independent and national shops, eateries and a supermarket.

## Description

Solid door leading into the entrance porch, with door leading into the inner hall. The hall, with Stairs to first floor, doors leading to sitting room and the Kitchen/ Dining room. The kitchen, with a good range of wall and base units with white frontage and granite effect work surfaces, stainless steel sink unit, electric oven and hob, stainless steel extractor hood, integrated dishwasher, washing machine and tumble dryer. Window to the side and front, door leading into the utility, space for a dining table. The utility, with wall and base units with a stainless steel sink, mixer tap and drainer, integrated tumble dryer, boiler, window to the front, storage cupboard. Doors leading to the ground floor shower room and door leading to the rear. Ground floor Shower room . with white suite comprising of step in double shower, pedestal wash hand basin and low level WC. There is an opaque glazed window to the rear and a extractor fan. The sitting room , has a window overlooking the main garden, fireplace with open fire and doors leading into the garden room, with windows to three sides overlooking the garden and open countryside beyond. Patio doors leading out into the garden. First floor landing with doors leading to the bedrooms, a shower room and loft access. Bedroom one is a double bedroom with windows to the front and side with superb countryside views, radiator. Bedroom two is a double bedroom with two windows to the front with superb countryside views and a radiator. A white suite comprising corner shower, wash hand basin, high cistern WC, heated towel rail and opaque glazed window to the rear. The upstairs shower room with a white suite ,comprising of corner shower, wash hand basin, high cistern WC, heated towel rail and opaque glazed window to the rear. Externally, the garden is located to the front and side of the property, with a generous sized lawn, hedged and wrought iron boundaries and a gravelled parking area for several vehicles.





### Terms and Conditions

The property shall be let either furnished or unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental of £1,300 per calendar month, payable in advance by standing order. In addition, a bond of £1,500 shall 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 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 Band

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Services and Other Information.

This property is served by Oil Central Heating, with mains electricity and water. Drainage is a septic tank.

### Viewings

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

### Particulars and Photographs

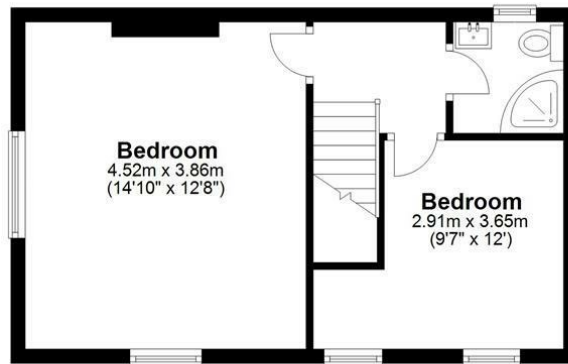
Particulars updated September 2024

Photographs taken April 2020 and September 2024

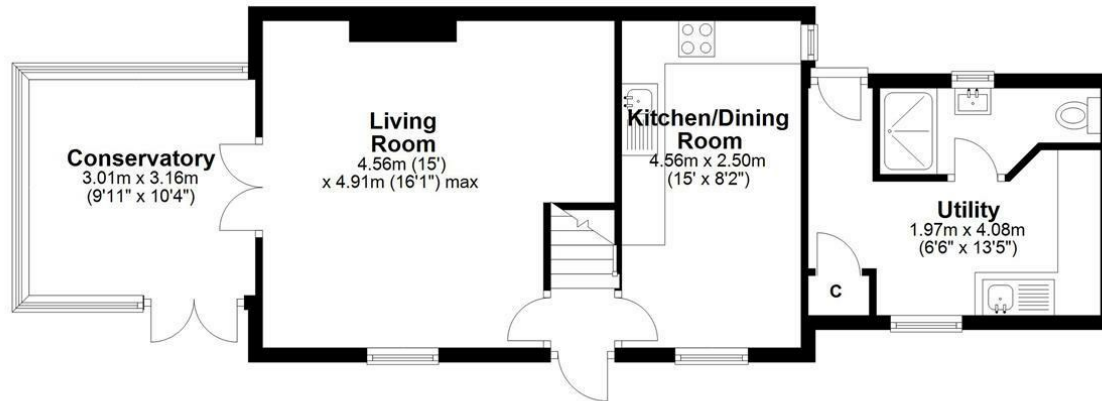
### Disclaimer

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.



First Floor



Ground Floor

## Greystones Wycliffe

Total area: approx. 91.3 sq. metres (982.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	39	
(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	



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 Vue3sixty Ltd

**DISCLAIMER NOTICE:**

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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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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.