



# RECTORY COTTAGE

Wycliffe Village, Barnard Castle, County Durham DL12 9TS



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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Wycliffe Village, Barnard Castle, County Durham DL12 9TS

A charming period three bedroom cottage located in the rural village of Wycliffe, near Barnard Castle. The property can be let either furnished or part-furnished as owners are flexible.

The accommodation briefly comprises of entrance hall, two reception rooms, kitchen, three good-sized bedrooms, house bathroom and separate shower room.

Externally, enclosed walled garden with outbuilding and off-street parking space.



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### Situation & 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. It is 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

A small entrance hall leads to the living room with period fireplace and open fire and dual aspect. There is an inner hallway with staircase off which leads into the dining room, a light and airy room with understairs storage area and archway through to the kitchen. The kitchen is fitted with a range cream traditional style wall and base units incorporating twin Belfast Sink and mixer tap, contrasting work surfaces, electric oven, dishwasher, washing machine and fridge freezer together with tiled effect vinyl floor.

To the first floor, there is a spacious landing leading to master bedroom being a very good double room with dual aspect and decorative fireplace. The second bedroom is another good double room with feature fireplace. The shower room has a separate shower enclosure with electric shower, hand basin in vanity unit, and W.C. The house bathroom has a freestanding bath with mixer tap with shower attachment, hand basin in vanity unit and W.C. The third bedroom is a good single room with decorative feature fireplace.

Externally, there is a walled enclosed garden with gravelled terrace area, lawns with shrubs and trees, together with off-street parking space for one vehicle.

### Terms and Conditions

The property shall be let furnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £900 per calendar month, payable in advance by standing order. In addition, a deposit of £1038 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 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 Durham County Council

For Council Tax purposes the property is band D

### Viewings

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

### Services and Other Information.

The property is served via oil central heating, mains electricity, water & drainage.

### Particulars and Photographs

Particulars Written August 2024

Photographs taken August 2024

### Disclaimer

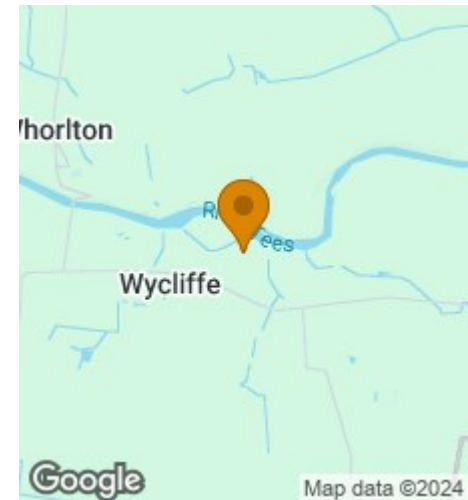


**Rectory Cottage, Wycliffe**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspector(s). Plan produced for Reed Rains. Powered by www.localagent.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		54	78
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**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.