



HIGH JOFLESS COTTAGE
Wolsingham, Bishop Auckland



GSC GRAYS

PROPERTY • ESTATES • LAND

HIGH JOFLESS COTTAGE WOLSINGHAM

Bishop Auckland, County Durham, DL13 3LY

A stone built two or three bedroom secluded detached cottage recently renovated to a high standard within the peaceful rural setting of Wolsingham Park Estate surrounded by fine views across open countryside.

The property offers entrance hall, downstairs W.C. inner hallway, sitting room, study/occasional bedroom, kitchen, utility, two good-sized bedrooms, two bathrooms.

Externally, gravelled driveway and enclosed lawned garden.



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Situation & Amenities

Durham 19 miles, Newcastle 29 miles, Darlington 27 miles. High Jofless Cottage is accessed from Leazes Lane, off the A689 at Wolsingham. The property is up a private road in the heart of the Wolsingham Park Estate and is within easy commuting distance to Durham, Newcastle and Darlington, with Wolsingham offering suitable schools from primary school through to sixth form. In addition to this, there are a number of well-respected private schools, including Durham School and Barnard Castle School within easy commuting distance. Wolsingham itself provides convenience stores, a number of cafes, restaurants and a sports centre at Wolsingham School which is open to the public.





Accommodation

A half glazed door leads to the entrance hall and inner hall with staircase off, large understairs cupboard and wood effect floor throughout and door to the downstairs cloakroom/W.C. The living room has feature stone fireplace with wood burning stove and dual aspect windows with door to study/occasional bedroom with views. The kitchen is fitted with a range of cream wall and base units with marble effect composite work surfaces, matching upstands and incorporates a stainless steel sink, electric hob and oven with extractor over and glass splashback, space for dishwasher. There is a feature stone fireplace with wood burning stove and wood effect flooring. Steps to the utility room with fitted cream base units and marble effect composite work surfaces and matching upstands, oil boiler and space for a washing machine and external access.

A return staircase leads to the first floor landing. Bedroom one is a good-sized double room with dual aspect and spotlights. Door to the en-suite shower room with white suite comprising of separate shower enclosure and mains shower, hand basin and W.C, wood effect vinyl flooring and spotlights. Bedroom two is another good double room with wall lights and views. The house bathroom is fitted with white suite comprising bath with mains shower over, hand basin with illuminated mirror over, W.C, and wooden vinyl flooring.

Externally there is a gated gravelled driveway with ample parking and a part stoned wall, part fenced boundary with front and side lawned garden with flower borders and storage shed.

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 £1200 per calendar month, payable in advance by standing order. In addition, a deposit of £1384 shall also be payable prior to occupation. An addition charge of £300 Per Annum, payable to the landlord for private spring water, and water filter maintenance.



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

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord.

Local Authority and Council Tax

Durham County Council

Council Tax Band C

Services and Other Information.

Oil central heating, mains electricity, private spring water with drainage to septic tank.

Viewings

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

Particulars and Photographs

Particulars written October 2024

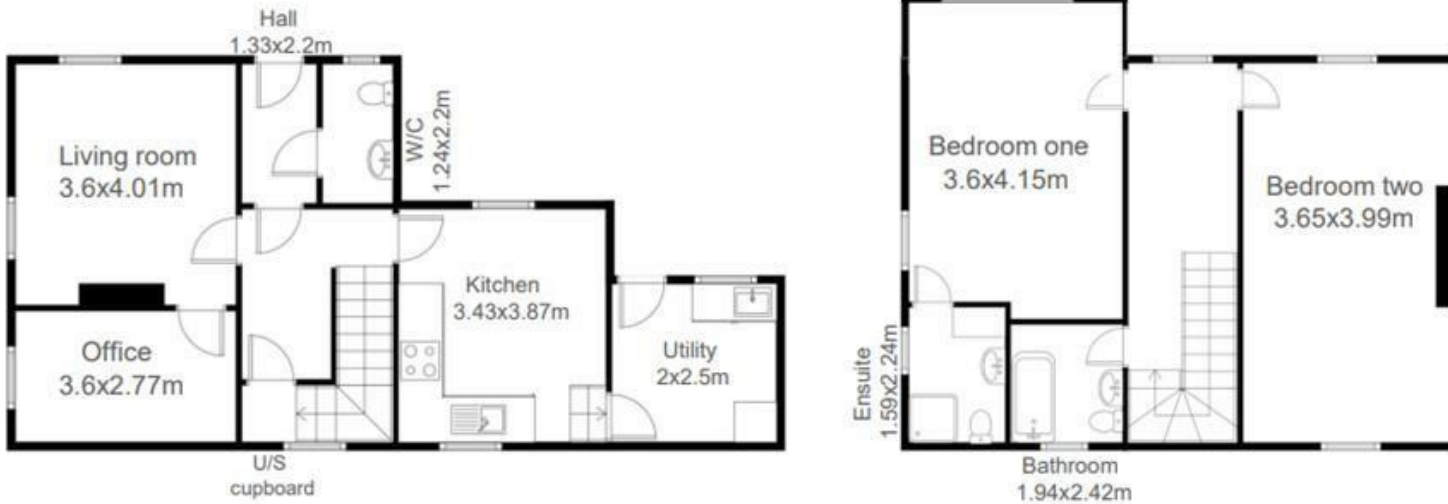
Photographs taken October 2024

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.

High Jofless Cottage, Wolsingham, County Durham



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			100
(92 plus) A			
(81-91) B			
(69-80) C		69	
(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.
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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.