



GROVE COTTAGE

Cotherstone, Barnard Castle, County Durham DL12 9QJ



GSC GRAYS

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A recently renovated detached stone built detached three-bedroom cottage, set in the heart of Cotherstone Village. The village offers local amenities to include a village owned café and library together with a primary school with the nearby town of Barnard Castle providing further amenities.

The accommodation provides entrance hall, living room, open plan kitchen and dining room, separate W.C. Three good-sized double bedrooms, large house bathroom, front lawned garden and outbuildings to the rear.



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Situation and Amenities

Cotherstone is ideally situated for easy access to the local towns of Barnard Castle, Darlington and Richmond, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach. Main line train stations can be found at Darlington and Durham, with International Airports at Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. Cotherstone benefits from two public houses and a popular Primary School. State secondary school with sixth form, public school and prep school at Barnard Castle.

Description

A composite door leads to the entrance hall with LVT wood effect floor and staircase off and doors to living and dining rooms. The living room has a bay window, LVT wood effect floor and door to the kitchen. There is an open plan kitchen and dining room, the kitchen is fitted with modern grey wall and floor units with contrasting oak wooden work surfaces incorporating integrated gas hob and twin electric ovens, double Belfast sink with mixer tap, dishwasher, washing machine and fridge freezer all integrated with LVT wood effect floor throughout and spotlights. There are a downstairs W.C. with combined sink over and under stairs cupboard.

To the first floor, there are three good-sized double bedrooms and house bathroom. The master bedroom is to the front of the property and is a good-sized double room with feature fireplace. The second bedroom has a feature fireplace and walk-in over stairs cupboard. The third bedroom is to the rear of the property and is a double room. The house bathroom is fitted with a white suite and comprises of oval bath with mixer taps, double walk-in shower enclosure with mains shower, handbasin in vanity unit and W.C. grey wall tiles, LVT wood effect floor and spotlights.

Externally, to the front of the property there is a walled garden with lawns and flag stone pathway and Patio area. A pathway leads to the rear of the property with small courtyard area and two outbuildings. There is one parking space.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 or 12 months at a rental figure of £1100 per calendar month, payable in advance by standing order. In addition, a deposit of £1269 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

Smoking is prohibited inside the property.

Pets shall not be kept at the property / Pets shall not be kept at the property without prior consent from the landlord.

Services and other information

Mains electric, water, sewage ** HEATING SOURCE**

Local authority and council tax

The local authority is Durham County Council.

For Council Tax purposes the Band is a D

Viewings

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

Particulars and photographs

Particulars updated December 2024

Photographs taken in December 2024

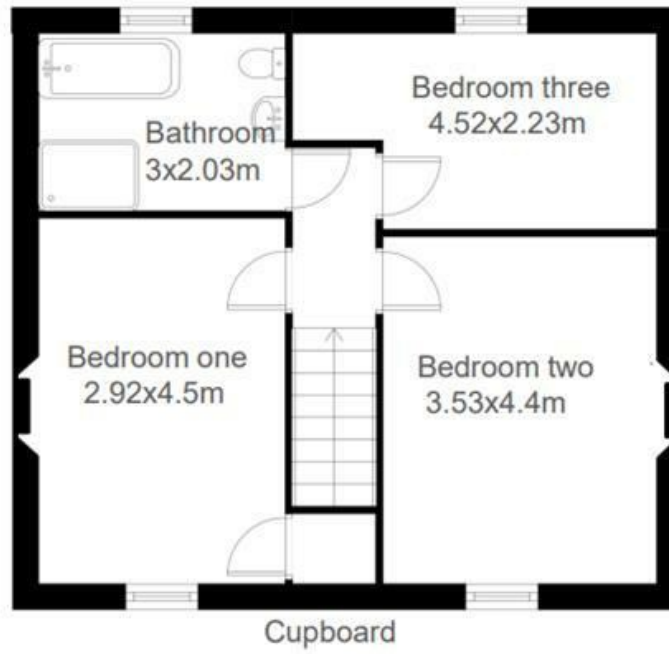
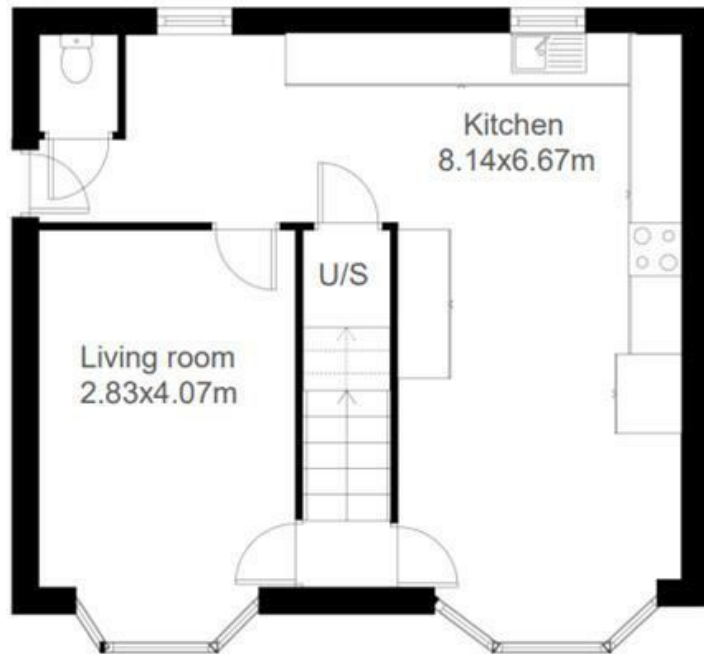
Disclaimer

GSC Grays gives notice that:



W/C
0.85x1.16m

Grove Cottage, Cotherstone



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			
(92 plus) A			82
(81-91) B			
(69-80) C		71	
(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

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.