



# 1 TUNSTALL COTTAGES

Wolsingham, Bishop Auckland, County Durham DL13 3LU



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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1 Tunstall Cottages is a picturesque, period estate cottage in a peaceful setting, forming part of the Wolsingham Park Estate, close to Wolsingham in the heart of County Durham.

The property is well presented throughout, has well proportioned rooms and benefits from superb views over open countryside, with a good- sized garden and outbuildings.

Available To Let on an unfurnished and a long term basis.



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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9

4QL

01748 829217

[agency@gscgrays.co.uk](mailto:agency@gscgrays.co.uk)

GSCGRAYS.CO.UK

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### Situation & Amenities

Durham 16 miles, Newcastle 26 miles, Darlington 24 miles. 1 Tunstall Cottages is accessed from Leazes Lane off the A689 at Wolsingham, approximately 2.5 miles past Wolsingham School. The property sits in a secluded position, west of Leazes Lane and forms part of a small row of semi-detached cottages. The property is within easy commuting distance to Durham, Newcastle and Darlington, with Wolsingham offering schools from primary through to 6th 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 a service station, convenience store, number of cafes, two restaurants and a sports centre at Wolsingham school which is open to the public.

### Description

Rear entrance door leads to the hall with doors leading off to the Kitchen/diner, living room and WC., with a window over looking the courtyard and a radiator. The well presented kitchen is with fitted with a range of base units with a stainless steel sink, drainer and mixer tap, tiled splash backs, space for the following: integrated single oven, hob, washing machine and fridge/freezer, along with space for a dining table. Door leading to the pantry and a door leading into the front entrance hall. There is a spacious reception room with a large window overlooking the front garden, cast iron open fire with a marble hearth and wooden surround. Access to a storage cupboard and door leading through into the hall. The W.C. has partially tiled walls and WC. The front entrance hall has an understairs cupboard, where the boiler is housed. and a door leading to the front garden with staircase off.

The first floor landing has an storage cupboard and leads to the front double bedroom with a cast iron feature fireplace with views over the open countryside and radiator. There are two further double bedrooms with a cast iron feature fireplace and views over the side garden and rear courtyard with radiator. The bathroom is fitted with white suite comprising of bath with shower over, hand basin and W.C., partially tiled wall and a radiator.

Externally, offers a large outside space, with a paved courtyard to the rear with a stone built outhouse, this paved area opens up onto a gravelled area which is perfect for a seating area. From here there is a step that leads down onto the gravelled drive which is ample size for two cars. The drive opens onto the front main garden area which is lawned and enjoys an enclosed feel with hedged boundaries.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 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.

### References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

### 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.

### Insurance

Tenants are responsible for the insuring of their own contents.

### Smoking & 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.

### Services and Other Information

Mains electricity and drainage. Oil fired central heating. The water is spring fed. There are no water rates, however there is an annual charge for spring/water filter maintenance of £200pa.

### Local Authority & Council Tax

Durham County Council Tel: 03000 26 00 00.  
For Council Tax purposes the property is banded C.

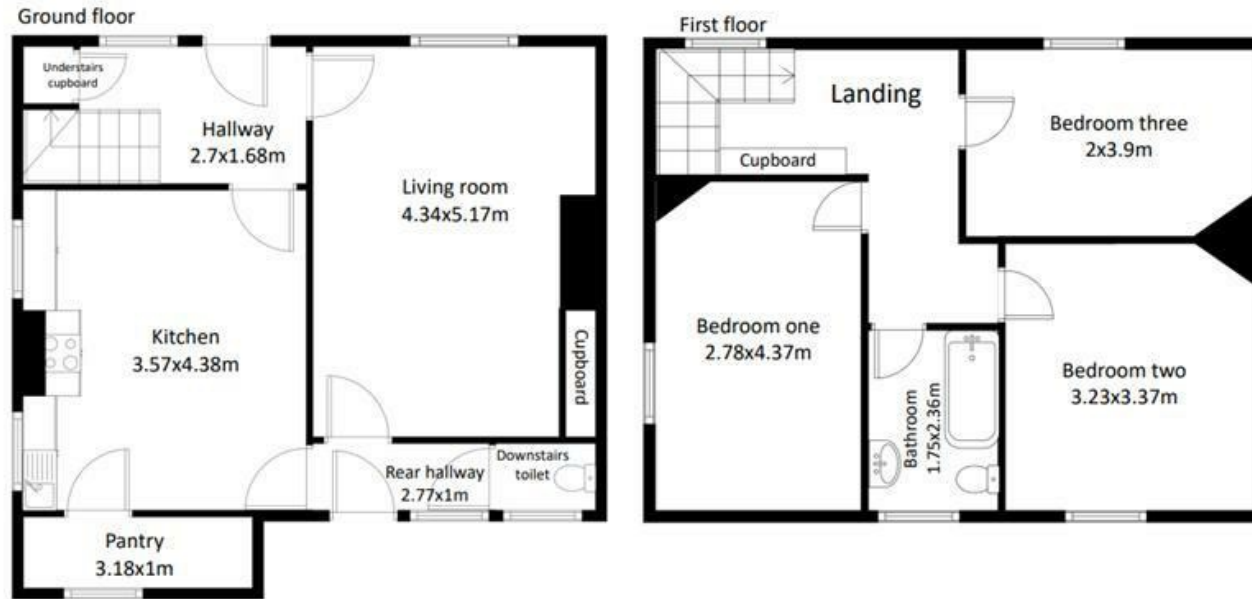
### Viewings

Viewings are to be arranged via the Agents GSC Grays on 01748 897629





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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) <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	100 49
	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.