



1 ZETLAND COTTAGES
Aldbrough St John, Richmond



GSC GRAYS

PROPERTY • ESTATES • LAND

1 ZETLAND COTTAGES

ALDBROUGH ST JOHN

Richmond, North Yorkshire, DL11 7AH

A spacious semi-detached five bedroom cottage, located on the Zetland Hunt Estate close to the rural villages of Aldbrough St John and Eppleby.

The property comprises of two reception rooms, kitchen, utility room, downstairs bedroom with en-suite bathroom. There are four further good-sized bedrooms and a house bathroom.

Externally, there are extensive gardens to three sides, laid mainly to lawn bordered by hedgerows with flowerbeds and vegetable garden together with outbuildings.



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Situation and Amenities

The property is located on the Zetland Hunt Estate. Close to the village of Eppleby that has an active community and benefits from a village hall, primary school, tea room with shop and a public house. The village is well placed being approximately 9 to 10 miles from Richmond, Darlington and Barnard Castle, and with the A1(M) interchange at Barton being approximately 6 miles.





Description

Entrance vestibule leads into a good-sized hallway with staircase off and doors leading to living room and dining room. The living has bay window overlooking the front garden with a period fireplace and open fire and shelved alcove. The dining room has a period fireplace with multi-stove fire and tiled hearth with shelved alcove and cupboards, there are French doors into the kitchen. The kitchen is fitted with a range of aqua blue wall and floor units with contrasting cream units with wooden work surfaces incorporating Belfast sink with mixer tap. An alcove with space for range cooker and further alcove with shelving and space for washing machine or dishwasher and fitted cupboards to the alcove. A door leads to the utility room with understairs storage cupboard, rear access and range of white floor and wall units with contrasting marble affect work surface with stainless steel sink and mixer tap space for fridge and washing machine. There is a freestanding American style fridge and tiled affect vinyl flooring. A door leads to the ground floor bedroom with access door to side garden, the bedroom is a small double room with en-suite bathroom comprising of a white suite with white tiles, spa bath with mixer taps and shower attachment, circular hand basin and w/c with wood affect vinyl flooring.

To the first floor there is a wooden return staircase, leading to passage landing with doors to the master bedroom to the front being a good-double room with feature fireplace and views across open countryside. The second bedroom is another good-sized double room with period fireplace and fitted cupboards and overhead cupboard in the alcove. Bedroom three is to the rear of the property, another good-sized double room overlooking with period fireplace and fitted cupboards. Bedroom four or dressing room is a good single room with a range of fitted hanging and shelving storage with period fireplace.

The house bathroom is fitted with a white suite, partly tiled and comprises of a bath with mains shower over, hand basin and w.c., towel radiator and airing cupboard housing the water cylinder.

Externally, there is a large lawned garden boarded by hedgerow with flowerbeds, together with a side garden that is mainly laid to lawn with flowerbeds and vegetable garden. A gravel path leading to the front door and rear garden. The rear garden is lawned with flowerbeds and Patio area. There is also access to three outbuildings and area for bin storage and rear access gate leads to a gravelled parking area for the cottages.



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 £1600 per calendar month, payable in advance by standing order. In addition, a deposit of £1846 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 without prior consent from the landlord.

Services and Other Information

Mains electric, water and sewage. Heating is Oil

Local Authority and Council Tax

The local authority is North Yorkshire Council

For Council Tax purposes the Band is an B

Viewings

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

Particulars and Photographs

Particulars updated January 2025

Photographs taken January 2025

Disclaimer Notice

GSC Grays gives notice that:

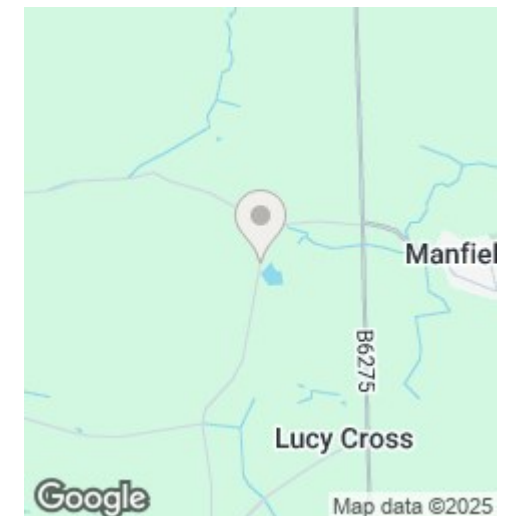
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4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that 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.

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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) A			92
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the view the property.