



BRASS SIDES FARM

Woodland, Barnard Castle, County Durham DL13 5RS



GSC GRAYS

PROPERTY • ESTATES • LAND

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Brass sides farmhouse a detached period property in open countryside on the edge of Woodland, near Barnard Castle for let on behalf of Raby Estates.

The property offers spacious accommodation comprising of two reception rooms, kitchen, downstairs bathroom, two good-sized bedrooms and an occasional eaves room.

Externally, there is ample parking for three vehicles and an enclosed walled lawned garden together with a range of outbuildings in an enclosed courtyard.



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Situation and Amenities

Barnard Castle 7 miles, Bishop Auckland 8 miles, Darlington 17 miles, Durham 22 miles, Newcastle 37 miles. Please note all distances are approximate. The property is set in a picturesque area within open countryside. Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. . Woodland enjoys a primary school rated ofsted outstanding, local shop, village hall and public house.

Description

A double glazed entrance door leads to the entrance vestibule and hallway with staircase off with doors leading to the sitting and living room. The sitting room has views over open countryside with the living room having multi burning stove with stone hearth and good-sized understairs cupboard and opening to the kitchen fitted with a range of grey wall and floor units contrasting work surfaces white tiles incorporating stainless steel sink with mixer taps, space for electric cooker with extractor hood over, space for washing machine, fridge and freezer or dishwasher. Wood effect vinyl flooring and spotlights. Door to bathroom with white suite comprising of bath with mains shower over, hand basin in vanity unit, W.C. , white tiles, spotlights and wood effect vinyl floor.

To the first floor the master bedroom is a good double bedroom with a fitted cupboard over the staircase, second bedroom is another good double room, with an occasional eaves room with beamed ceiling.

Externally, there is hardstanding with ample parking, enclosed walled garden laid to lawn with some shrubs with one attached outbuilding together with a range of outbuildings around an enclosed courtyard.

Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £925 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £1067 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.

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 water, electric and sewage. Heating is oil

Local Authority and Council Tax

The local authority is Durham County 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 written Feb 2025
Photographs taken Feb 2025

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.



Brass Sides Farmhouse, Woodlands



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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