



Piercebridge DL2 3SL

£2,500 Per Calendar Month





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Piercebridge DL2 3SL



- 4 bedroom cottage
- Garage
- 2 reception rooms

- Idyllic location
- Summerhouse and outbuilding
- 3 bathrooms

- Stunning grounds
- Off-street parking
- Rarely available

An incredibly rare opportunity to rent this stunning four bedroom detached cottage in the most idyllic setting you could imagine in the sought after village of Piercebridge.

The property was built over 200 years ago, originally as the groundskeeper's cottage for the nearby Carlbury Hall.

Enjoying four bedrooms, three bathrooms and two reception rooms, as well as large garage and downstairs WC, the property will appeal to a range of prospective tenants.

Externally the property sits on the most beautiful plot with a stream running through the grounds, summerhouse and outbuildings.

Please note: the AGA in the kitchen is not working and is for decorative purposes only.

Directions: Coming from Darlington, turn off the A67 and then turn immediately left (where parking for the Roman Fort is signposted) before you get to The Fox Hole. Continue on the single track until you can go no further and you'll then arrive at Rock Cottage. What3Words: romance.barks.vies.

Hallway

177 x 3'3 (5.36m x 0.99m)

Downstairs WC

4'3 x 2'6 (1.30m x 0.76m)

Reception Room Two

13'1 x 14'8 (3.99m x 4.47m)

Reception Room One

17'9 x 14'9 (5.41m x 4.50m)

Kitchen

11'8 x 23'2 (3.56m x 7.06m)

Utility Room

16'1 x 5'8 (4.90m x 1.73m)

Garage

Landing

Bedroom One

12'10 x 14'10 (3.91m x 4.52m)

Dressing Room

7'10 x 5'9 (2.39m x 1.75m)

En-Suite

5'2 x 5'9 (1.57m x 1.75m)

Bedroom Two

12'10 x 16'9 (3.91m x 5.11m)

Shower Room

8'6 x 5'7 (2.59m x 1.70m)

Bedroom Three

11'1 x 11'8 (3.38m x 3.56m)

Bedroom Four

6'0 x 11'7 (1.83m x 3.53m)

Family Bathroom

9'9 x 6'1 (2.97m x 1.85m)

Summerhouse & Outbuildings

Externally

Directions

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Council Tax

Band F

Holding Deposit

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You fail to take steps to enter into the tenancy by taking an unreasonable amount of time to complete and submit your application form, failing to provide necessary ID and accompanying documents within a reasonable amount of time or being unable to provide a definitive move in date.*

*Please be aware that all of the above is also relevant to any guarantor applications that may support your tenancy.

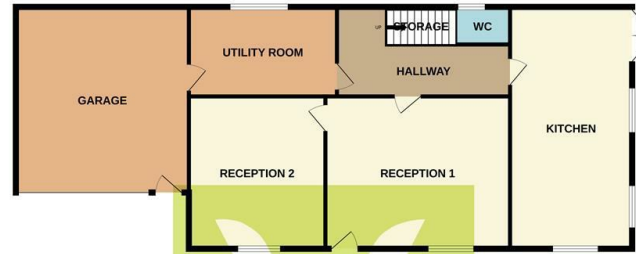
Deposit (bond)

The deposit (bond) amount is equivalent to 5 weeks' rent.

Venture Properties

We are Darlington's leading letting agent, letting more properties than any other agent in Darlington, and are proud to be an independent company. What does this mean for tenants? If the property is managed by Venture Properties, you will be assigned your own Property Manager who will look after you during the duration of your tenancy. The staff will be located in our Darlington office and not in a call centre out of town, which you will get with some other agents.

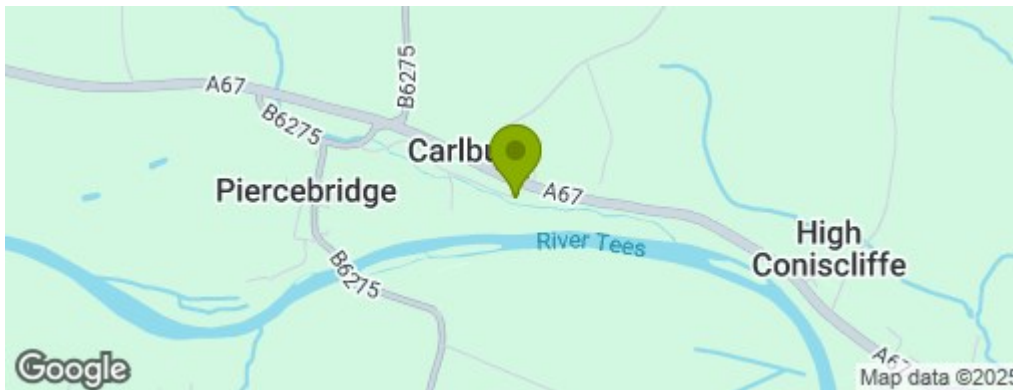
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12025



Property Information

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