



High Knitsley Farmhouse, Consett, County Durham, DH8 9EH
£2,000 per calendar month Deposit £2,300

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A fantastic opportunity to rent a five bedroom farmhouse with grazing and stables for up to two horses in the picturesque setting of Knitsley

- Traditional farmhouse
- Two reception rooms
 - Five bedrooms
 - Two bathrooms
- Gardens to front and rear
- Grazing and stabling for up to two horses
 - Energy performance rating E 41



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LOCATION

High Knitsley is a small rural locality and is part of a larger dispersed hamlet of Knitsley lying approximately one mile south of Consett. Consett has a range of shopping, leisure and recreational facilities along with primary and secondary schooling.,

For the commuter, the A68 runs to the east of Consett, and the A691 connects the town to Durham. Both Newcastle and Durham have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Newcastle and Teesside.

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DESCRIPTION

High Kntisley Farmhouse is a traditional stone built farmhouse boasting five bedrooms and flexible living accommodation.

Entering the front door of the property, the two reception rooms lie to either side of the entrance

hall with stairs rising to the first floor. The larger of the two reception rooms lies to the left of the entrance hall and has a feature stone fireplace, large window to the front of the property, exposed beams and a large under stair cupboard. The second reception room also has a window to the front of the property along with alcove shelving. From this room a door opens to the kitchen, which has tile floors, a grey kitchen units with integrated electric over, four ring gas hob with extractor fan over and under counter space for a dishwasher. There is ample space for a freestanding fridge/freezer and for a breakfast table and chairs. From the kitchen a door opens to a rear hallway with access to the rear of the property and to the utility room. The utility room is a good sized room with tiled floor plumbing for a washing machine. There is a shower room at the far end of the utility room with shower, WC and wash basin. The room has a tiled floor and shower paneling to the walls. Returning to the utility room there is a door that provides access to the largest living room and also steps up to a door that opens to a second staircase.

To the first floor there are two large double bedrooms lying to the front of the property, with one having a traditional cast iron fireplace. There is a third bedroom lying to the front of the property being the smallest bedroom and having access to the attic from here. To the rear there are a further two double bedrooms with views over the fields behind the property. One of the bedrooms has a cupboard housing the combi boiler and the other benefits from a large storage cupboard. The family bathroom comprises a bath with electric shower over, WC and wash basin.

Externally, to the front of the property there is an enclosed paved yard with small lawned area and gravel driveway to the side of the paving. To the rear of the property there is a grass lawn.

There is also grazing and stabling available for two horses across the lane next to the property.



SERVICES

The property is served by mains electricity, water and drainage and has LPG gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating E 41.

MATERIAL INFORMATION

It is understood that the property has access to a standard broadband connection and has good mobile phone signal in this area. We would advise prospective tenants to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

INFORMATION FOR TENANTS

It is available unfurnished on an Assured Shorthold Tenancy for a minimum term of six months, rent is payable monthly in advance by direct debit. In

addition to the monthly rent you will be required to pay a deposit which is equivalent to 5 weeks rent. Payments to other third parties, such as Council Tax and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.

DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first month's rent and deposit must be made by cleared funds before the commencement date.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – October 2025
Photographs taken – October 2025



PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

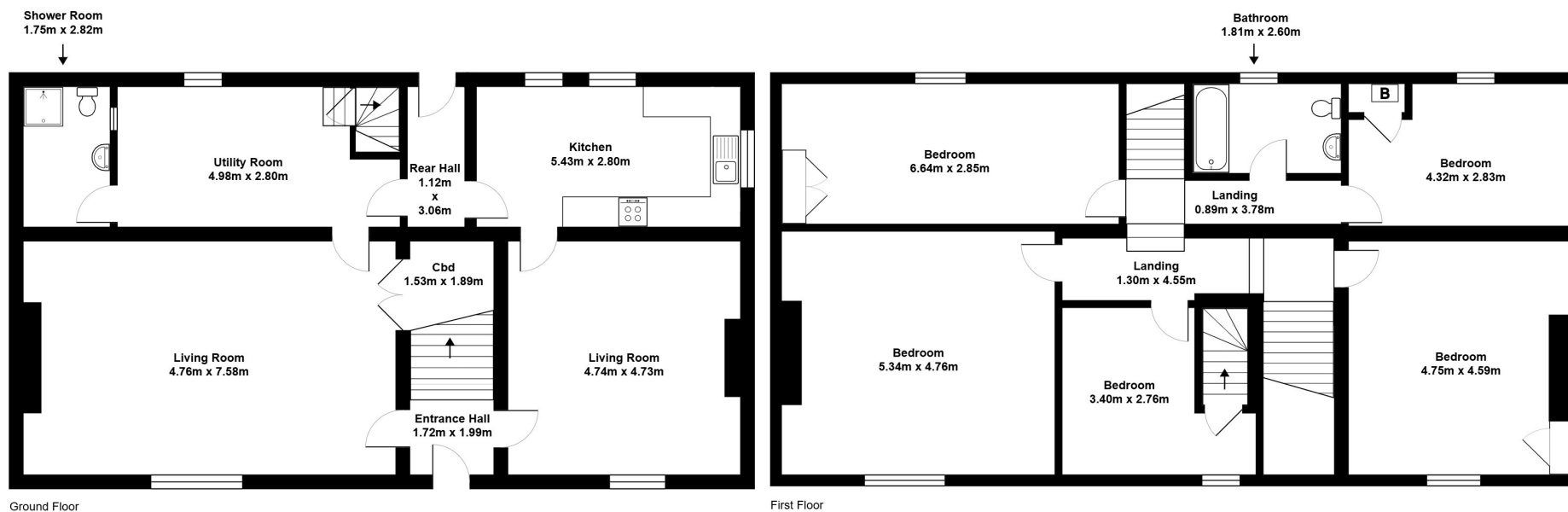
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.





All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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