



# 2 WRENTNALL COTTAGES

Forest In Teesdale, Barnard Castle, County Durham DL12 0XS



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Forest in Teesdale, Barnard Castle,  
County Durham, DL12 0XS

A three bedroom semi-detached single-story cottage, set in upper Teesdale, to let on behalf of Raby Estates.

The accommodation briefly comprises of entrance hall, living room, kitchen, two double bedrooms and a single bedroom together with house bathroom.

Externally, there are front and rear gardens with detached garage and parking.



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### Situation & Amenities

Forest-in-Teesdale 4 miles, St Johns Chapel 7.5 miles, Middleton-in-Teesdale 10 miles, Stanhope 14.5 miles, Barnard Castle 20 miles, Wolsingham 20 miles, Penrith 33 miles. Please note all distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Middleton in Teesdale offers a variety of independent retailers, supermarket, post office and doctors surgery. There is a state secondary school with sixth form, a public school and a prep school at Barnard Castle. Secondary school also at Wolsingham.

### Description

Half glazed, double-glazed door leading to entrance hall with doors to the living room and house bathroom. The living room is a good-sized room with multi fuel stove and stone hearth and views overlooking the countryside. There is a door leading to the kitchen which is fitted with a range of base and wall units in grey with contrasting wooden effect work surfaces, incorporating stainless steel sink with white tiled splash back, spaces for cooker with extractor hood over, fridge freezer and washing machine, wood effect vinyl flooring and rear access door. Bedroom one is located off the living room, to the rear of the property and is a double room. Bedroom two located at the rear of the property and is another a double room. Bedroom three is to the front of the property with fine views and is a good-sized single room. The house bathroom is fitted with a white suite comprising of bath with mains shower over, hand basin in wooden vanity unit with marble top and white tiled splash back, W.C and marble effect vinyl flooring.

Externally there is a fenced front garden, laid mainly to lawn, with walkway to the rear of the property having a spacious lawned garden and two attached outbuilding, one housing the oil boiler and water tank. Detached garage and parking space.

### Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for a term of 12 months at a rental figure of £725 per calendar month, payable in advance by Direct Debit. In addition, a Bond of £836 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 the prior written consent of the Landlord, which will be subject to separate rental negotiation.

### Services and Other Information

The property is served by Oil Central Heating, with mains electricity, water and drainage connected.

### Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

The property is banded B

### Viewings

Strictly by appointment through GSC Grays. Tel: 01748 897629

### Particulars and Photographs

The particulars were written June 2021

Photographs taken in June 2024

### 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.



## 2 Wrentnall Cottages, Forest in Teesdale



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			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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