



RABY PARK HOUSE  
Staindrop, Darlington



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# RABY PARK HOUSE, STAINDROP

Darlington, County Durham, DL2 3AH

A period Grade II listed detached stone built five bedroomed property set in extensive private gardens with views over the estate and Raby Castle.

The spacious accommodation briefly comprises of three reception rooms, kitchen breakfast room, utility/laundry room, downstairs W.C. five good-sized bedrooms, three bathrooms, two cellars.

Externally, a driveway leads to a parking area, attached double garages, outbuildings, greenhouse, formal front garden.



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### Situation & Amenities

Barnard Castle 6 miles, Bishop Auckland 8 miles, Darlington 16 miles, Durham 20 miles (please not all distances are approximate). The property is located at the desirable village of Staindrop, a popular village ideally situated for easy access to local towns of Darlington, Bishop Auckland and Barnard Castle. The village of Staindrop benefits from both a primary and secondary school, post office, Spar shop and public house. The area around Staindrop, including the historic market town of Barnard Castle offers excellent walking and other outdoor pursuits, while the town has many amenities from local and national retailers, to a range of educational opportunities including the well regarded Barnard Castle School, local primary schools and Teesdale School.





### Description

A formal entrance through a traditional hardwood door, leading into reception hallway with feature fireplace and multi-fuel stove, shelving to alcove, shuttered windows with views over the front garden with doors leading into the drawing room and the inner hallway. The drawing room has a feature fireplace and multi-fuel stove, cupboard and shelves to an arched alcove, shuttered windows with view overlooking the front garden and Raby Castle with a further door into the study/office. A small inner hall leading to the rear entrance hall with door leading to the first cellar with stone steps and housing the oil boiler with storage cupboard and lighting. From here there are steps to the downstairs W.C and utility/laundry room with plumbing for washing machine and vent for a dryer with shelves and rear staircase.

A further entrance hall with return staircase and door leading to second cellar with stone steps to three separate rooms with lighting. The entrance hall leads to the dining room with views to the front and rear gardens with door to the kitchen/breakfast room. The Kitchen is fitted with traditional oak base and wall units with contrasting worksurfaces and decorative tiles and incorporating stainless steel sink with mixer taps, space for a range cooker with extractor hood over, space for dishwasher and space/plumbing for fridge/freezer with vinyl flooring and spotlighting and rear entrance door.

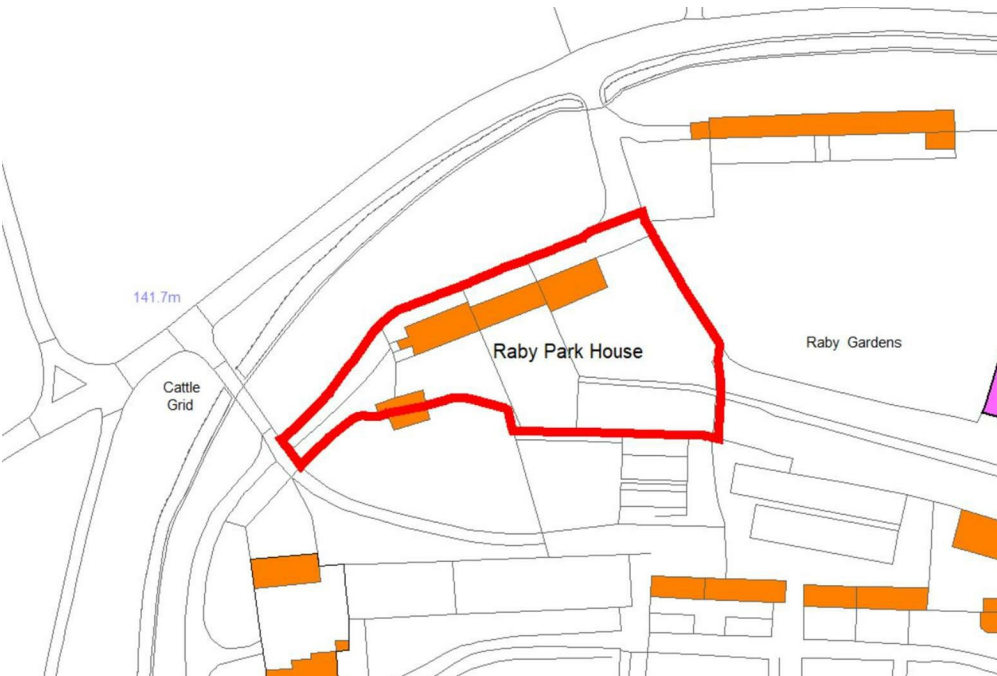
The first floor is approached via two sets of staircases leading to the five bedrooms. The main staircase leads to two bedrooms and a family bathroom. The bedrooms are good-sized double rooms with the family bathroom comprising of a traditional white suite comprises of bath with mixer taps, hand basin and W.C. with airing cupboard, vinyl flooring and spotlighting. An inner landing leads to a further family shower room comprising of curved shower enclosure with mains shower, hand basin and W.C vinyl floor and spotlighting. A further landing area has two cupboards and rear staircase and lead to bedroom three being a good double room and the master bedroom a good-sized double room to the front of the house with en-suite shower room comprising of traditional white suite with curved shower enclosure with mains shower, hand basin and W.C. cupboard housing the water cylinder, vinyl floor and spotlighting. There is a further single room or office.

### Externally

Accessed via the Raby Estate a timber entrance gate leads to the driveway and parking area. There are two attached garages and storerooms with further outbuildings and hardstanding area. The formal front garden is enclosed by part wall and part hedge, with gravelled pathway leading to patio area, flower beds, mature trees and shrubs, with extensive lawns and greenhouse. A further gate leads from the side garden to the rear drive.

### Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £2500 per calendar month, payable in advance by Direct Debit. In addition, a deposit of £2884 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.

## 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.

## Insurance

Tenants are responsible for the insuring of their own contents.

## Smoking & Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property

## Local Authority & Council Tax

Durham County Council

For Council Tax purposes the property is banded F

## Services

This property is served by oil central heating, mains electrical, water and drainage connected.

## Viewings

Strictly by appointment only via GSC Grays.

## Particulars and Photographs

Particulars written September 2024

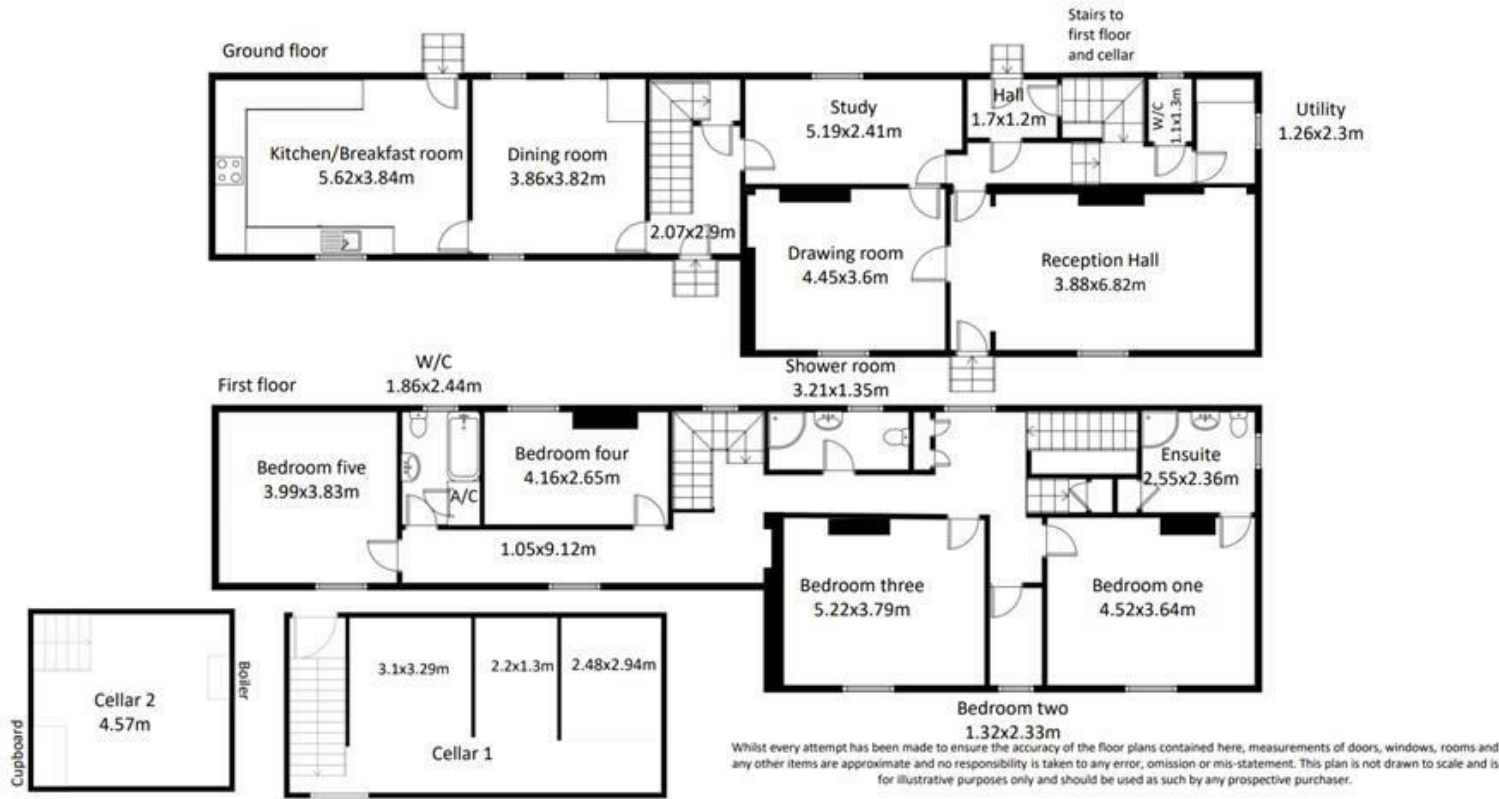
Photographs taken September 2024

## 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.

# Raby Park House, Raby Castle



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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