



# MOUNT EFF COTTAGE MOUNT EFF LANE

Westwick, Barnard Castle, County Durham DL12 8UR



**GSC GRAYS**

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Westwick, Barnard Castle, County Durham DL12 8UR

Mount Eff Cottage is a two bedroom, end of terrace cottage set on a working farm close to Barnard Castle, with stunning views across open countryside.

The cottage offers spacious accommodation to comprise of living room, kitchen, utility, two good-sized bedrooms and bathroom.

Externally, there are front and side walled gardens, timber garden sheds and hardstanding for parking.



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**Location and Ameneties**

Barnard Castle 2 miles, Richmond 14 miles, Darlington 2 l miles. Durham 27 miles, A l (M) | 3 miles, Durharn, Tees Valley Airport-t 26 miles. Please note all distances are approximate. Situated on a farm just outside the historic market town of Barnard Castle.

The amenities within the town and its surrounding area are within easy access. Darlington and Bishop Auckland are both within close proximity. while the cities of Newcastle. Durham. York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Durham Tees Valley, Newcastle, and Leeds/Bradford. The property lies within easy reach of the A56 and A1(M) bringing many areas within commuting distance.

**Description**

An entrance door leads into the utility room with access to the side garden and to the inner hallway with staircase off and doors to living room, kitchen and separate W.C. The living room overlooks the front garden with bay window and decorative wooden and cast iron fireplace. The kitchen is fitted with a range of floor and wall units with contrasting work surfaces incorporating stainless sink with mixer tap, hob with extractor hood over, spaces for dishwasher and space for washing machines with understairs storage cupboard.

To the first floor there are two good double bedroom with master bedroom to the front with feature fireplace and overlooking front garden, with the second bedroom with feature fireplace and cupboard to the e rear. The bathroom has been recently fitted with a new white suite comprising of bath, separate shower enclosure with mains shower, hand basin and W.C.

Externally, There is a side and front garden laid mainly to lawn with mature trees, shrubs and flowerbeds with two timber garden sheds and hardstanding for parking.

**Terms and Conditions**

The property shall be let furnished or unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £850 per calendar month, payable in advance by standing order. In addition, a deposit of £980 shall also be payable prior to occupation.

**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.

**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**

**Smoking and Pets**

Smoking is prohibited inside the property.

Pets shall not be kept at the property / Pets shall not be kept at the property without prior consent from the landlord.

**Services and Other Information**

The property is served by Oil central heating with mains electricity, water and drainage.

**Local Authority and Council Tax**

The local authority is Durham County Council.  
For Council Tax purposes the Band is a B

**Viewings**

Strictly by appointment only via the Agents GSC Grays Tel 01748 897629

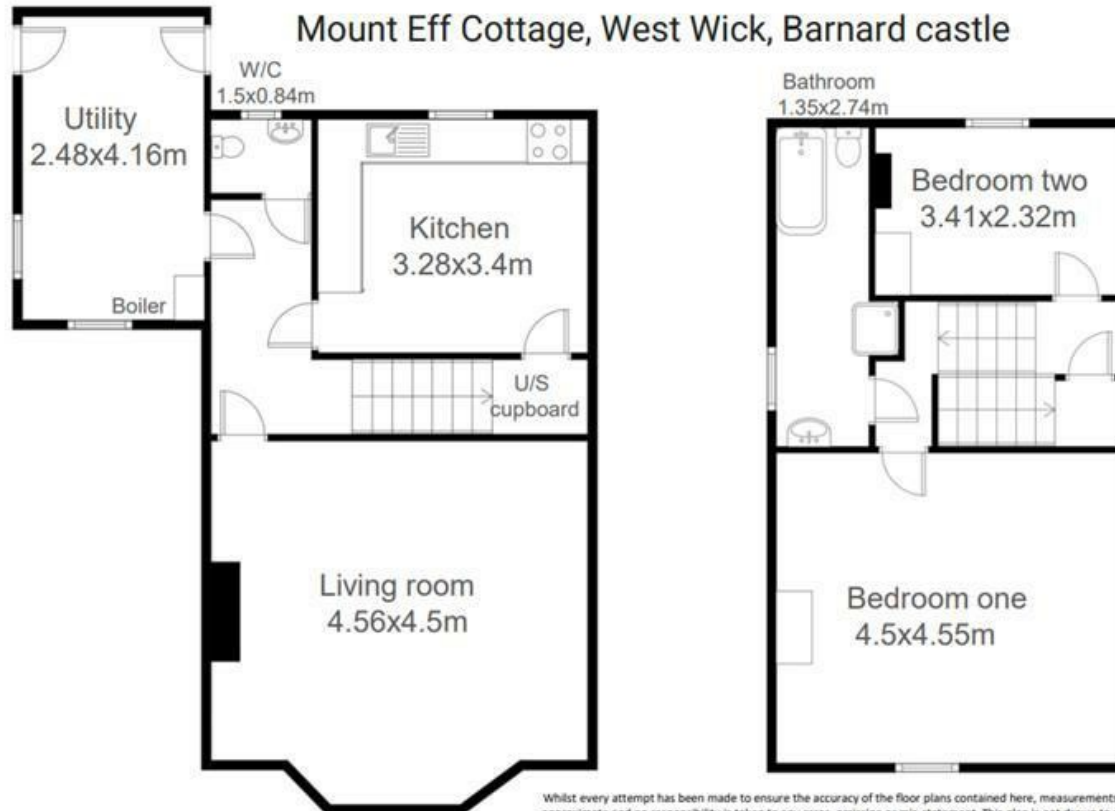
**Particulars and Photographs**

Particulars updated March 2025  
Photographs taken in March 2025

**Disclaimer**

GSC Grays gives notice that:





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		
(92 plus) <b>A</b>		<b>41</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>England &amp; Wales</b>		EU Directive 2002/91/EC



#### Disclaimer Notice

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.