



HOLME HOUSE FARMHOUSE
Piercebridge, Darlington



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PIERCEBRIDGE

Darlington, County Durham, DL2 3SR

Holme House is a beautiful detached country residence with spectacular views offering versatile accommodation of generous proportions to include;

Entrance hall, three reception rooms, guest wc, utility and walk-in pantry/store room, re-fitted dining kitchen, five bedrooms and four bathrooms.

There are large landscaped gardens and ample parking. This delightful property is available immediately for long term tenants only.



GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court, Colburn Business Park, Richmond,
North Yorkshire, DL9 4QL

01748 897629

lettings@gscgrays.co.uk

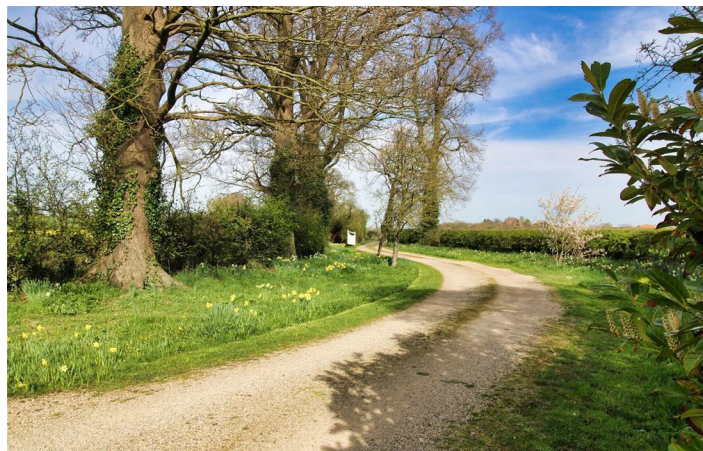
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Situation and Ameneties

Situated on the edge of the historic village of Piercebridge, Holme House is ideally situated for easy access to the local towns of Darlington and Middlesbrough, whilst the cities of Newcastle, Durham, York and Leeds are within easy reach.

Main line train stations can be found at Darlington and Durham, with International Airports at Durham Tees Valley, Newcastle and Leeds Bradford. The A66 and A1 (M) are easily accessible bringing many areas within commuting distance. Barnard Castle 11 miles, Richmond 11 miles, Darlington 6 miles, Durham 21 miles, Middlesbrough 22 miles, Newcastle 41 miles, A1 (M)





Description

The entrance hallway with original tiled flooring, timber staircase and doors to the cellar and study with window built-in desk and shelving. The drawing room is a lovely light and airy room with a large bay window to the front with cornice ceiling and ornate cast iron fireplace. The living room is a good sized room with a large bay window to the front with cornice ceiling, and a cast iron open fireplace with marble fire surround. The formal dining room with a large, bay window to the front and window to side, cornice to ceiling, open fireplace and fitted shelving. Opening through into the dining kitchen make this an ideal family room. The dining kitchen is a stunning dining kitchen with a range of cream, country cottage style base and wall units with work top surfaces incorporating a stainless steel one and a half bowl sink with mixer tap and tiled splash back. There are integrated appliances to include dishwasher, a Range cooker with splash back and double extractor hood over and American style fridge freezer. A central island unit with breakfast bar, cupboards and drawers, three windows to the side, recessed spot lighting, door leading to the first floor accommodation with storage cupboard under. There is a walk-in pantry/store room a most useful room with two windows, eaves storage, light and power. The side porch with window and door leading to the rear courtyard. The utility room with appliance space, plumbing for washing machine, light, power, and housing the oil boiler, work top surface and a Belfast sink. The guest cloakroom comprising wc and hand basin with storage cupboards.

First Floor landing is a split level landing with a feature arched window to the rear. The family bathroom fitted with a white suite comprising wc, hand basin and panelled bath with window to the side. The master bedroom is a large double bedroom with window to the front and a Jack and Jill door to the dressing room with built-in storage cupboards. The master en-suite bathroom is fitted with a white suite comprising panelled bath and walk-in double shower enclosure, hand basin and w.c. Bedroom two is a double bedroom with window to the front. Bedroom three is a very good double room with window to the front and an ornate feature fireplace, with a built in cupboard and steps down to a large en-suite bathroom fitted with a white suite comprising wc, hand basin and a panelled bath with shower screen and shower over, window to the side and chrome heated towel rail. Bedroom four a large double bedroom with window to the side and built in wardrobes with rear staircase. There is a large en-suite bathroom fitted with a white suite comprising wc, hand basin and a panelled bath with shower screen and shower over, with window to the side, chrome heated towel rail, built in storage cupboards. Bedroom five a large single bedroom with window to the rear aspect.

Externally, the superb landscaped gardens are a particular feature of the property being well stocked with flower, shrub and tree borders. There is also a pleasant courtyard with outbuildings and ample parking to the side and front of the property.

Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Shorthold Tenancy for an initial term of six or twelve months at a rental of £2,000 per calendar month, payable in advance by standing order. In addition, a bond of £2,307 shall also be payable prior to occupation.



Holding Deposit

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent. 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 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 landlords agent will take up references through a referencing agency, the cost of which shall be £45 (inclusive of VAT) per applicant. 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.

Local Authority and Council Tax

Richmondshire District Council Tel: 01748 829100.

For council tax purposes the property is banded F.

Services and Other Information

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

Viewings

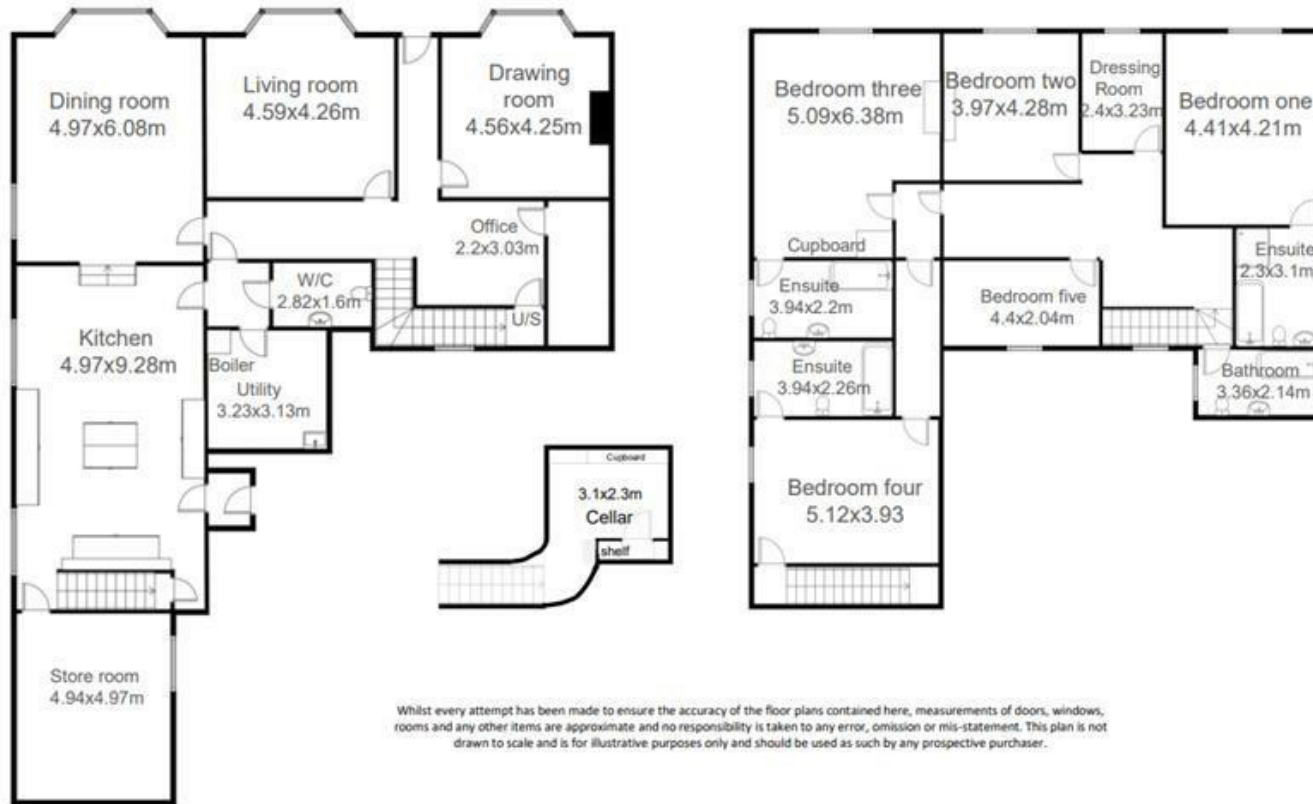
Strictly by appointment only via the Agents GSC Grays. Tel: 01748 897629.

Particulars and Photographs

The particulars updated in April 2025.

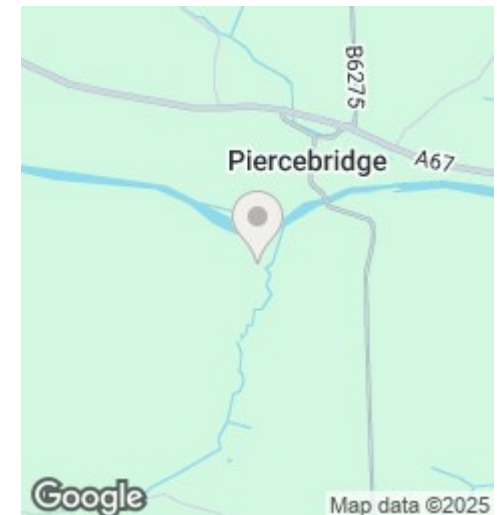
The photographs were taken in April 2025.

Holme House Farmhouse, Piercebridge



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) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them 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 view the property.