



LUMLEY PARK HOUSE
Castle Dene, Chester-le-Street DH3 4EY



GSC GRAYS

PROPERTY • ESTATES • LAND

LUMLEY PARK HOUSE

Chester-le-Street, Co. Durham, DH3 4EY

An impressive, newly renovated character property boasting five double bedrooms, two generous reception rooms, open plan kitchen/diner, playroom, study and utility rooms. Externally, there is a single garage, off street parking and an impressive south facing garden, with a further 6.5 acre paddock available by separate negotiation.

Offering in excess of 3,400 sq. ft., the internal accommodation comprises:

Entrance vestibule with cellar access | Spacious entrance hallway with staircase leading up to the first floor | Large Drawing Room | Dining Room | Open plan kitchen/diner | Playroom | Pantry | Utility Rooms | 2 x Ground floor WC | 2 x Cloakrooms | Study

The staircase then leads up to the first floor landing and onto three double bedrooms | The master bedroom enjoys access into its own ensuite shower/WC | Bedrooms two and three are also double rooms | Family bathroom

A further staircase leads to the second-floor landing and onto two double bedrooms | Modern family shower room/WC

Offered to the market with immediate availability, early viewings are strongly encouraged to secure this rare opportunity for a wonderful character property in a secluded country setting.



Scotts 2, Bowes Offices, Lambton Park, Chester-le-Street, Co. Durham DH3 4AN

0191 303 9540

lettings@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

Lumley Park House is a Grade II listed building, built pre-1800 and situated near to the impressive Lumley Castle and Riverside.

The location offers convenient access to the A1 and A19 providing strong commuter links to Durham and Newcastle City centres as well as Newcastle International Airport. Chester-le-Street and Washington town centres are situated nearby, with their wide range of shops, cafés and restaurants, amongst many other amenities.

Services

Mains gas central heating, electricity and water with private drainage system. Utility charges are not included in the rent. We understand full fibre internet is available with provision for wireless internet throughout the house.





Smoking & Pets

Smoking is prohibited inside the property. Pets shall not be kept at the property without the prior written consent of the Landlord.

Insurance

Tenants are responsible for insuring their own contents.

Local Authority & Council Tax

Council Tax Band G

Durham County Council, Telephone 03000 26 0000

Viewings

Viewings are strictly by appointment only by an agent of GSC Grays, telephone 0191 303 9540, email: lettings@gscgrays.co.uk



References

The Landlord's agent will take references through a referencing agency. The obtaining of such references is not a guarantee of occupation.

Holding Deposit

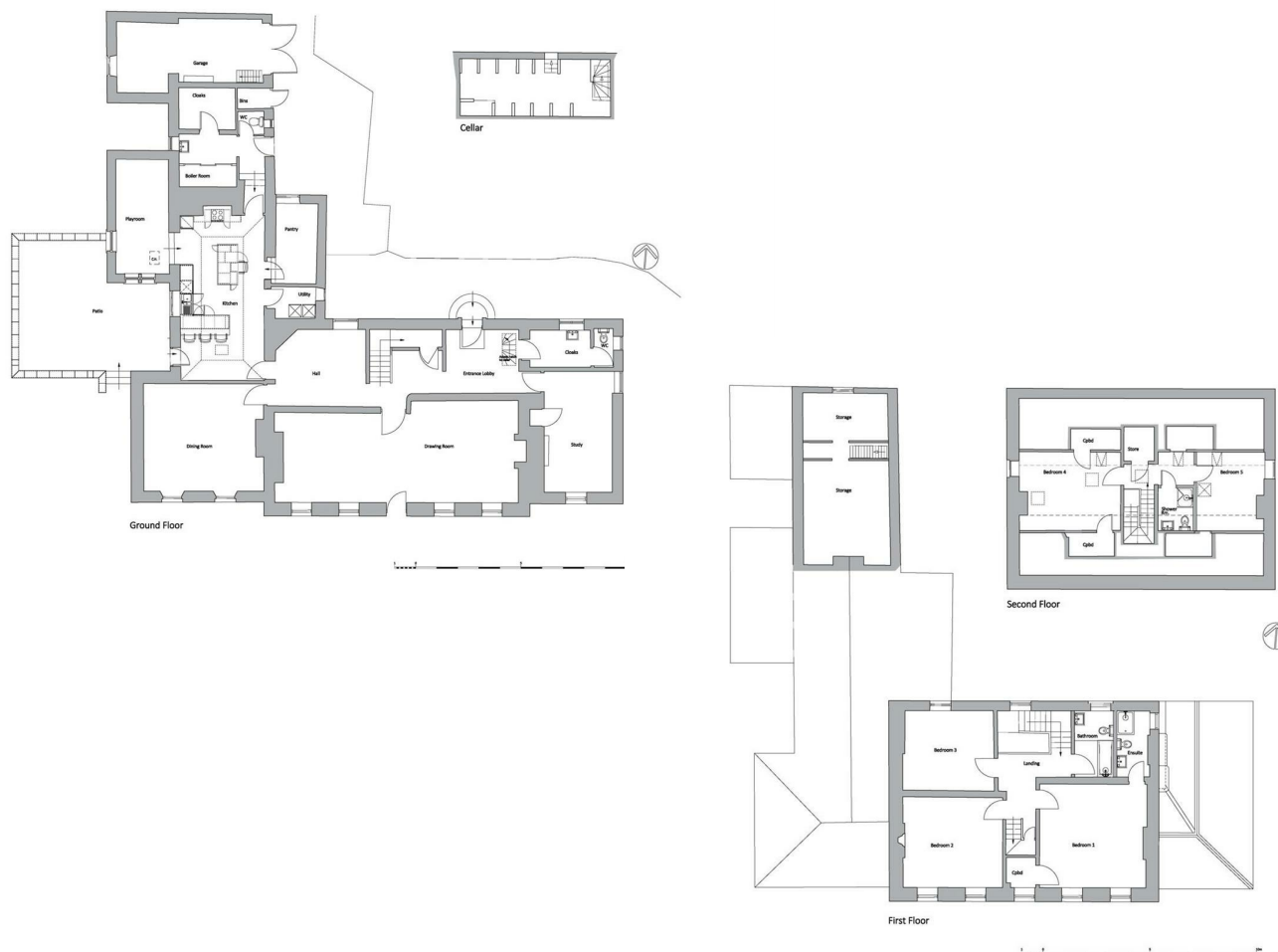
Before your application can be fully considered, you will need to pay a holding deposit equivalent to one week's rent for the property you are interested in. Once your holding deposit has been received, the necessary paperwork should be completed within 15 days or such longer period as might be agreed. 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 reasonably delay in responding to any reasonable request made by our firm, and it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any 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 returned 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 month's 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.


Terms & Conditions

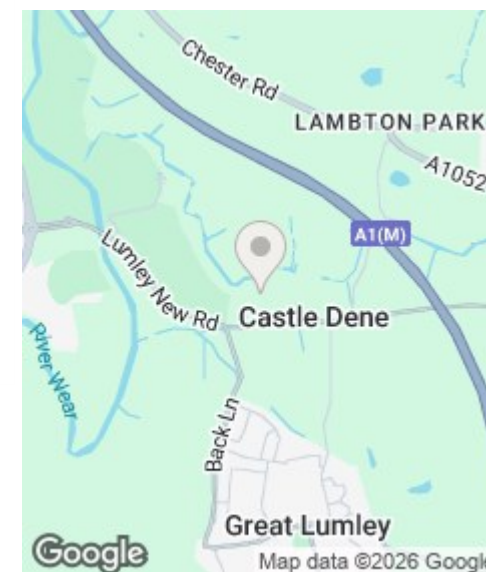
The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental figure of £2,500 per calendar month, payable in advance by standing order. In addition, a deposit of £2,850 shall also be payable prior to occupation.

Particulars

Particulars were written in December 2025. Pictures were taken in December 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	69	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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 lessors 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.