



# 3 TUNSTALL COTTAGES

Wolsingham, County Durham DL13 3LU



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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3 Tunstall Cottages is a picturesque, period estate cottage in a peaceful setting, forming part of the Wolsingham Park Estate, close to Wolsingham in the heart of County Durham. The property has well proportioned rooms and benefits from superb views over open countryside, with a good sized garden and outbuildings. The property has recently undergone refurbishment and offers neutral decoration throughout. Available unfurnished on a long term basis.



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Situation & Amenities

Durham 16 miles, Newcastle 26 miles, Darlington 24 miles. 3 Tunstall Cottages is accessed from Leazes Lane off the A689 at Wolsingham, approximately 2.5 miles past Wolsingham School. The property sits in a secluded position, west of Leazes Lane and forms part of a small row of semi-detached cottages. The property is within easy commuting distance to Durham, Newcastle and Darlington, with Wolsingham offering schools from primary through to 6th form. In addition to this, there are a number of well respected private schools including Durham School and Barnard Castle School within easy commuting distance. Wolsingham itself provides a service station, convenience store, number of cafes, two restaurants and a sports centre at Wolsingham school which is open to the public.

Description

Front door leading into the entrance hallway with doors leading to the living room, kitchen, ground floor bathroom and the walk-in utility/pantry. Stairs to the first floor. Wood effect flooring. Understairs storage cupboard. Kitchen/breakfast room a recently fitted kitchen with wall and base units with a light grey frontage, granite effect work surfaces, one and half stainless steel sink unit with mixer tap and drainer, space for a cooker and space for a dishwasher. Period feature fireplace with wooden surround and a slate hearth, wood effect flooring, extractor fan. Radiator. Window overlooking the garden and space for a dining table. Living room with multi-fuel stove with a stone hearth. Built-in storage cupboards. A dual aspect to the front and side overlooking the garden with countryside views beyond. Radiator. Ground floor bathroom fitted in a white suite comprising a p-shaped panel bath with shower above, pedestal wash hand basin, low level WC. Wood effect flooring. Frosted glazed window to the rear. Extractor fan and radiator. Utility/pantry with a range of shelving, plumbing for a washing machine, light and power. Wood effect flooring.

First Floor with a half landing with window to the rear. Doors leading to the three bedrooms and first floor WC. Storage cupboard. Loft hatch. Bedroom one with a window to the front with superb open countryside views. Cast iron feature fireplace with a wooden surround. Radiator. Bedroom two with window to the front with superb countryside views, cast iron feature fireplace with a wooden surround. Newly fitted carpets. Radiator. Bedroom three With a window to the side with superb countryside views, cast iron feature fireplace with wooden surround. Radiator. First floor w.c With a step-up. Fitted with a high level WC, frosted glazed window to the rear.

Externally, the principal gardens are situated to the front and side of the property mainly laid to lawn with hedged boundaries, fruit trees and small patio area to the rear. To the rear of the property there is also an enclosed courtyard with walled and fenced boundaries, two outhouses and a gate leading to the access lane and off road parking.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of 6 months at a rental figure of £950 per calendar month, payable in advance by standing order. In addition, a deposit of £1096 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 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

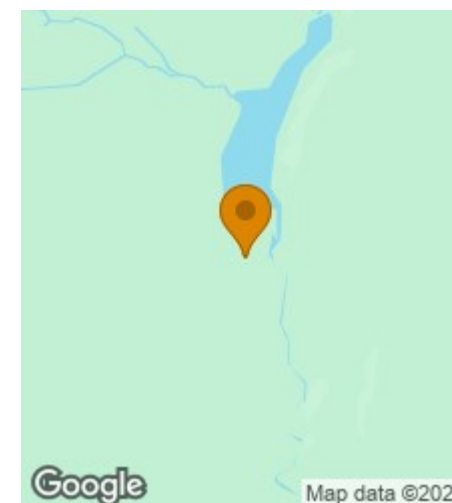
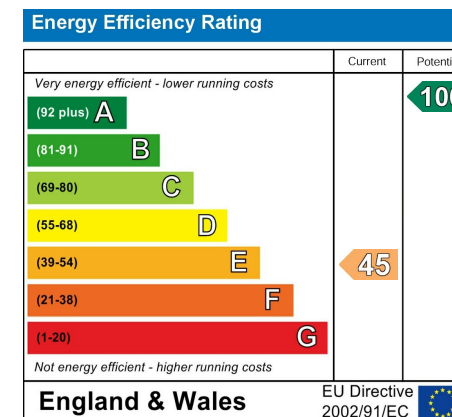
Mains electricity and drainage. Oil fired central heating. The water is spring fed. There are no water rates, however an annual charge of £250 is payable for spring and water filter maintenance.

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.





### 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.