



# 2 TUNSTALL COTTAGES

Wolsingham, County Durham DL13 3LU



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Nestled in the rural setting close to the village of Wolsingham, Bishop Auckland, this delightful semi-detached house offers a perfect blend of comfort and convenience living accommodation with panoramic views over open countryside and the reservoir.

With three spacious bedrooms, this home is ideal for families. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The single bathroom is functional and well-maintained, catering to the needs of modern living.

Wolsingham is known for its picturesque surroundings and friendly community, making it an excellent choice for those looking to enjoy a peaceful lifestyle while still being within reach of local amenities. The location provides easy access to nearby shops, schools, and recreational facilities, ensuring that all your daily needs are met.



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### Situation and Amenities

Durham 16 miles, Newcastle 26 miles, Darlington 24 miles. 2 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

The entrance hallway with doors leading to the living room with multi-fuel stove, stone hearth and surround with cupboard and wooden floor, kitchen with larder cupboard and ground floor w.c. Stairs to the first floor with understairs cupboard housing the boiler. Kitchen/breakfast room fitted with wall and base units with a 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. Wood effect flooring, extractor fan and radiator. Window overlooking the side garden and space for a dining table. Ground floor w.c. and hand basin.

First Floor with a L-shaped landing and cupboard. Doors leading to the three good-sized bedrooms. Bedroom one with a window to the front with superb open countryside views. Cast iron feature fireplace, and radiator. Bedroom two with window to the side garden with cast iron feature fireplace and radiator. Bathroom comprising of white suite with bath and shower over and mixer taps, hand basin and w.c. Bedroom three with a window to the rear, cast iron feature fireplace and radiator.

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, outhouse and a gate leading to the access lane and off road parking. there is a rear garvelled garden with oil tank situated.

### Terms and Conditions

The property is offered as a periodic tenancy only, at a rental figure of £970 per calendar month, payable in advance by standing order. In addition, a deposit of £1119 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

Tenants are responsible for the insuring of their own contents.

### Smoking and Pets

Smoking is prohibited inside the property.

Requests for pets will be reasonably considered.

### Services and Other Information

Mains electricity and drainage. Oil fired central heating. The water is spring fed. There are no water rates, however an annual charge of £275 is payable for spring and water filter maintenance, which will be added to the rent on a monthly basis.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded C.

### Particulars and Photographs

Particulars written June 2026

Photographs taken June 2026.

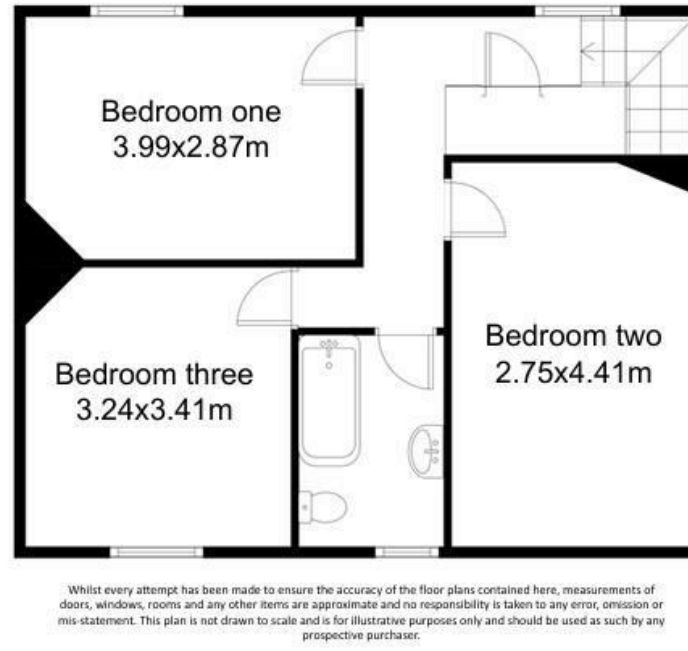
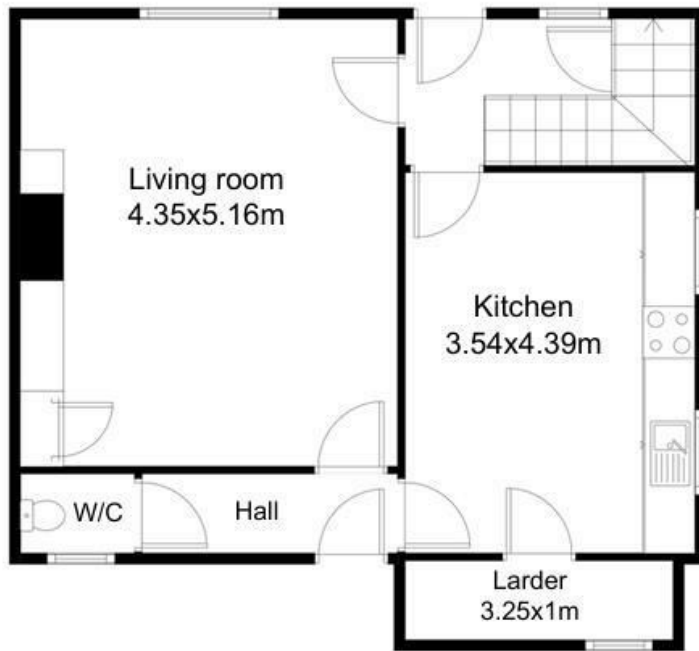
### Disclaimer

CGS Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.



## 2 Tunstall Cottages, Wolsingham



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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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.