

# VIRGINIA COTTAGE BARNINGHAM

Barningham, Richmond, North Yorkshire DL11 7DW

GSC GRAYS

PROPERTY • ESTATES • LAND

# VIRGINIA

## Barningham, Richmond, North Yorkshire DL11 7DW

A traditional double fronted cottage is this lovely rural village. The property has a small rear garden and double garage. The accommodation is served by oil fired central heating and has open plan living with kitchen/dining area, utility, cellars, two double bedrooms, dressing room/study and family bathroom.






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## Situation and amenities

Barningham is a small picturesque village situated on the edge of Barningham Moor. The village is approximately 6 miles from the market town of Barnard Castle and 8 miles from the historic town of Richmond. Barningham is easily accessed from the A66, with excellent transport links to the A1(M) at Scotch Corner, making the main business centres of Newcastle, Durham, Teesside and Leeds, all within commuting distance. Railway stations on the East Coast Mainline can be found at Northallerton and Darlington, offering services to London Kings Cross. Newcastle, Durham Tees Valley and Leeds/Bradford Airports are also easily accessible.

## Description

Entrance leads to an open plan living kitchen. The living area has a feature stone fireplace with the kitchen/dining area fitted with a range of light grey wall and floor units with contrasting work surfaces with inset sink, integral double oven, hob with extractor hood in forner stone fireplace, dishwasher and fridge. There is an inner hall with door to the cellars, returning wooden staircase and door to the utility room, with a range of floor units and door to rear garden.

There is a half landing with access to the family bathroom fitted with a white suite with L-Shaped bath with mains shower over and screen, hand basin in vanity unit and w.c. There are two dobule bedrooms to the main landing both with feature beamed ceilings and views. There is a small bedroom/study.

Externally, there are two attached double garages and door to the rear garden with raised lawn area and shrubs, together with a gravelled area and further stone shed.

## Terms and conditions

The property is offered as a periodic tenancy only, at a rental figure of £1100 per calendar month, payable in advance by standing order. In addition, a deposit of £1269 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.

## 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.

## Local authority and council tax

The council is Durham County Council.
For Council Tax purposes the property is a Band C.

## Services and Other Information.

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

## Viewings

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

## Particulars and Photographs

The particulars updated October 2026.
Photographs were taken October 2026.

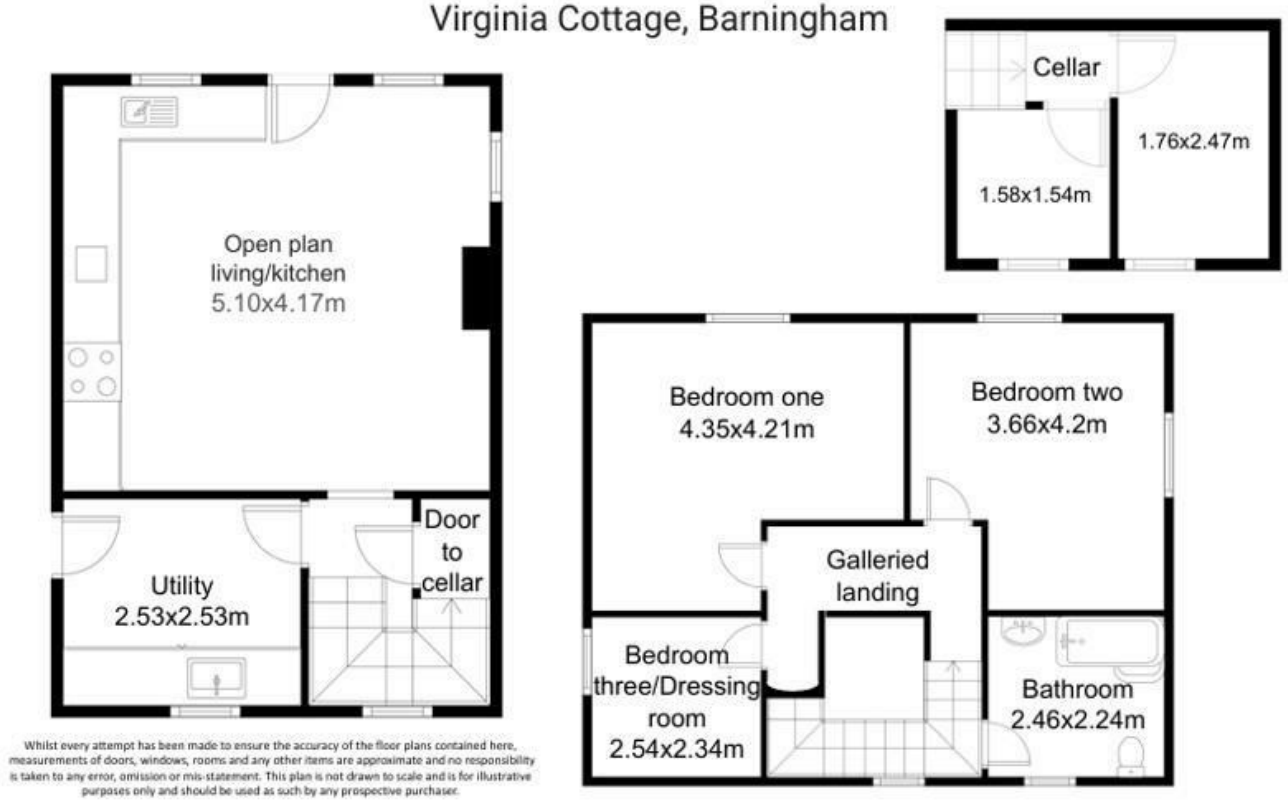
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GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.

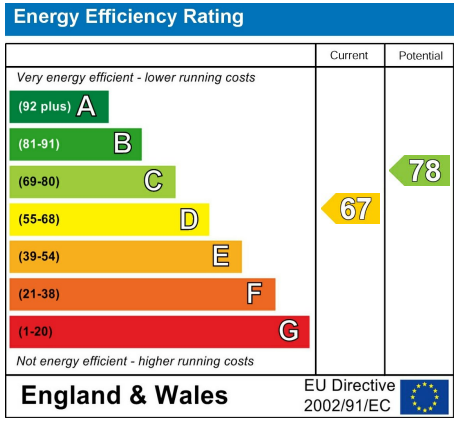




# Virginia Cottage, Barningham




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.







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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.