



# NAPIER COTTAGE NEWSHAM

Richmond, North Yorkshire DL11 7RA



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Richmond, North Yorkshire DL11 7RA

A deceptively spacious five bedroom, five reception room, detached family house situated in the highly sought after village of Newsham. The accommodation comprises a living room, dining kitchen, conservatory, snug, sitting room, study, master bedroom with en suite bathroom, two guest suites, two further bedrooms and a house bathroom. Externally there is an integral double garage, off street parking and garden with patio area. Available to let immediately.



**GSC GRAYS**

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4QL

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GSCGRAYS.CO.UK

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### Situation & Amenities

Situated in the rural village of Newsham which provides easy access to the A66 and A1 (M) and the surrounding area. The nearby historic market towns of Richmond and Barnard Castle offer a wide variety of amenities including national and local retailers and state and private educational opportunities. Richmond is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins, the renowned Georgian Theatre and The Station, a restored Victorian railway station, which features a restaurant, cinema, gallery, and is also home to a number of artisan food producers and is a popular attraction. Barnard Castle also has a castle, riverside walks and Bowes Museum is on the outskirts of town.

### Description

The accommodation comprises a spacious living room with gas fired stove, dining kitchen with island unit and granite work surfaces, conservatory overlooking garden and countryside beyond, snug, sitting room, study with double doors to garden, master bedroom with en suite bathroom and fitted wardrobes, two guest suites, two further bedrooms and a four piece house bathroom. Externally there is an integral double garage with timber double doors, off street parking for four vehicles and walled garden with patio area.

### Terms & Conditions

The property is offered as a periodic tenancy only, at a rental figure of £2,500 per calendar month, payable in advance by standing order. In addition, a deposit of £2884 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.

### Local Authority & Council Tax

Richmondshire District Council Tel: 01748 829100. For council tax purposes the property is banded D.

### Services

Mains electricity, water and drainage. Oil fired central heating.

### Viewings

Strictly by appointment only via GSC Grays 01748 897629

### Particulars

Particulars updated June 2026  
Photographs taken May 2026, January 2022

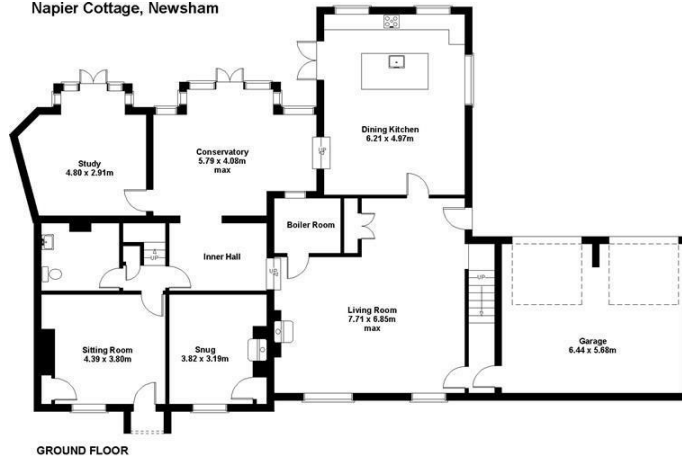
### Disclaimer Notice

GCGS 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.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and 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 should 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.

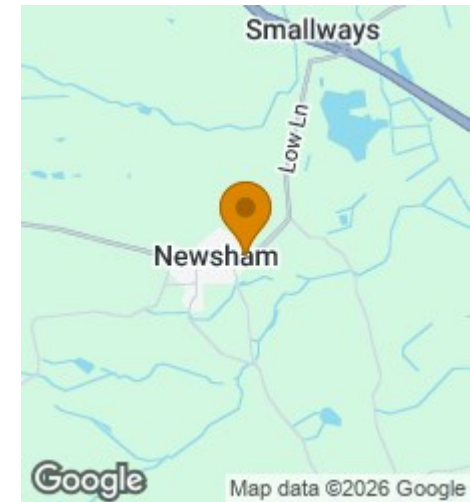


Napier Cottage, Newsham



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY  
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>67</b>
(39-54) <b>E</b>		<b>41</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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