



ASH HILL
Bowlees, Forest in Teesdale, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

ASH HILL BOWLEES, FOREST IN TEESDALE

Barnard Castle, County Durham, DL12 0EG

A stone built three bedroom detached house, set in UPPER TEESDALE with fine views over the valley.

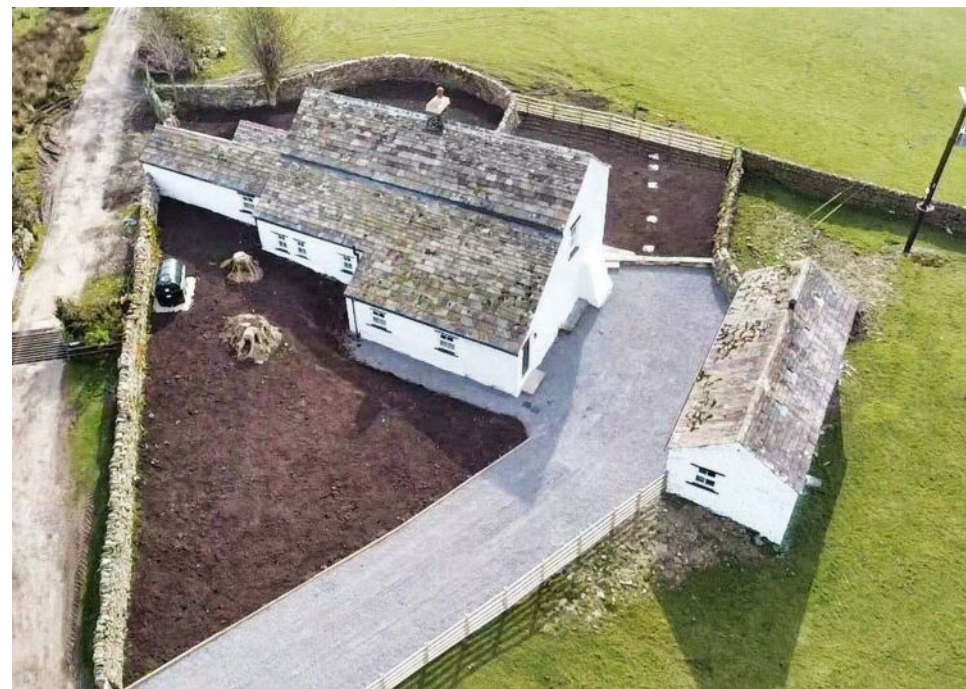
The house briefly comprises of entrance hall, three reception rooms, kitchen/breakfast room, large utility room and downstairs shower room.

On the first floor, there are three good-sized bedrooms, family bathroom and eave storage.

Externally, there is a gravelled driveway with parking with two detached outbuildings and a third attached outbuilding, walled and fenced front and rear gardens.



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Situation and Amenities

Forest-in-Teesdale 4 miles, St Johns Chapel 7.5 miles, Middleton-in-Teesdale 10 miles, Stanhope 14.5 miles, Barnard Castle 20 miles, Wolsingham 20 miles, Penrith 33 miles. Please note all distances are approximate. Middleton-in-Teesdale is the main centre for Upper Teesdale in the North Pennines, a designated Area of Outstanding Natural Beauty. Middleton in Teesdale offers a variety of independent retailers, supermarket, post office and doctors surgery. There is a state secondary school with sixth form, a public school and a prep school at Barnard Castle. Secondary school also at Wolsingham.

Description

A half glazed double glazed door leads to the entrance hall, with staircase off and door leading to the spacious living room with wood burning stove and stone hearth, together with an understairs cupboard. Doors lead from the living room to the kitchen/breakfast room, study/snug and dining room, with stone steps leading down to a good-sized kitchen breakfast room fitted with a range of grey wall and base units with contrasting work surfaces incorporating stainless steel sink with mixer tap, space for dishwasher and cooker with stainless steel extractor hood over and wood effect vinyl flooring with door leads to the large utility room with beamed ceilings and fitted with a range of grey base units with contrasting work surfaces with white tiles and incorporating a stainless steel sink with mixer tap, space for a washing machine, tumble dryer and fridge freezer. The utility room houses the oil boiler and water cylinder with associated pipework together with cupboard housing the heating pipes. There are stone steps leading up to the shower room with glazed shower enclosure and mains shower marble hand basin in wooden vanity unit and w.c. with grey wood effect vinyl floor.

To the first floor, the staircase leads to a passage landing with doors leading to bedroom one being a double room with dual aspect windows to front and side with fine views, bedroom two is a double room with fine views. The bathroom is fitted with a white suite with white tiles and comprises of bath, separate glazed shower enclosure with mains shower, hand basin in wooden vanity unit and w.c. with grey wood effect vinyl flooring. Bedroom three is a good single room with front aspect and fine views with cupboard over the staircase. To the rear of the property there is a good-sized storage to the eaves with light.

Externally there is a gated gravelled driveway providing ample parking with walled rear garden, two detached outbuildings providing ideal storage. There are two front gardens separated by a stone wall with flagstone pathway running along the front of the house to the attached store and gateway to lane.

Terms & Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy for an initial term of twelve months at a rental figure of £1,200 per calendar month, payable in advance by standing order. In addition, a deposit of £1384 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.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pet friendly at the landlords discretion.

Local Authority and Council Tax Band

Durham County Council- 0300 456 2771

For Council Tax purposes the property is Band C

Services and Other Information

The property is served by Oil central heating with the oil tank located in rear garden. mains electricity, water and drainage.

Viewings

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

Particulars and Photography

The particulars were written April 2024

Photographs taken April 2024

Disclaimer Notice

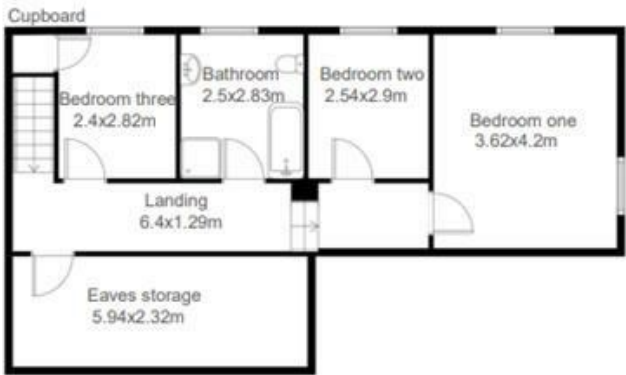
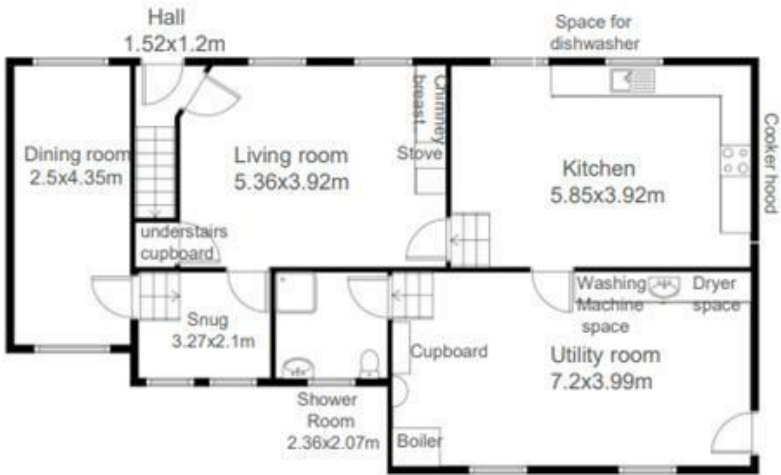


GSC Grays gives notice that:

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.



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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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2. All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		72
(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

