



Westmayland Farm Cottage, Westmayland Farm,  
Hamsterley, County Durham, DL13 1QL  
£1,300pcm   £1,500 deposit

**Vickers  
& Barrass**  
— Est. 1973 —  
Land and Estate Agents



A well presented, spacious barn conversion in a rural setting available to let with rooms of generous proportions throughout the property.

- Barn Conversion
- Three Bedrooms
- Large living room
- Spacious dining kitchen
  - Patio area
  - Off street parking
- Energy performance rating C

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[www.vickersandbarrass.co.uk](http://www.vickersandbarrass.co.uk)

## LOCATION

Hamsterley is a small rural village located 7 miles north-west of Bishop Auckland, a primary school is located within the village and secondary schools in the nearby towns of Bishop Auckland and Crook. The village has a public house and nearby Hamsterley Forest provides a number of recreational activities. The property is located on Westmayland Farm, off Howlea Lane.

what3words ///stood.storybook.talent

## DESCRIPTION

Westmayland Farm Cottage is a spacious family home comprising a large kitchen with space for dining furniture. The kitchen has a range of units with an electric Concept oven, there is also a useful under stair storage cupboard. From the kitchen there is a very generous living room with views to the front and rear of the property. Steps up from the kitchen lead to a rear porch/utility space where the oil boiler is housed. From here is a ground floor WC with wash hand basin.



Returning to the kitchen stairs lead to the first floor where there is a large double bedroom with a window to the rear and two skylights allowing lots of natural light into the room, and a further two double bedrooms both having an outlook to the rear. The family bathroom has a marble effect flooring and the walls and part paneled with marble effect shower paneling. The rooms has a white bathroom suite comprising a bath, large double shower, WC and wash hand basin. A skylight allows natural light into the room.

Externally, there is a patio area to the front of the property which enjoys a countryside view. There space for multiple vehicles to park in front of the property.

## SERVICES

The property is served by oil boiler, mains electricity, spring water, and has drainage to a septic tank.

## COUNCIL TAX BAND

Durham County Council Tax Band E.



## ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 76.

## MATERIAL INFORMATION

It is understood that the property has access to a standard broadband connection and has good mobile phone signal externally in this area, however it may be limited within the property itself.

The property has a very low flood risk rating from surface water, rivers and the sea.

## INFORMATION FOR TENANTS

It is available unfurnished on an Assured Shorthold Tenancy for a minimum term of six months, rent is payable monthly in advance by direct debit. In addition to the monthly rent you will be required to pay a deposit which is equivalent to 5 weeks rent. Payments to other third parties, such as Council Tax and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.



### DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

### TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

### REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

### COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of the agent receiving suitable references. The first month's rent and deposit must be made by cleared funds before the commencement date.

### COSTS

Each party is to bear their own costs.

### VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

### LOCAL AUTHORITY

Durham County Council  
[www.durham.gov.uk](http://www.durham.gov.uk)  
03000 26 0000

### NOTES

Particulars prepared – January 2025  
Photographs taken – January 2025

### PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

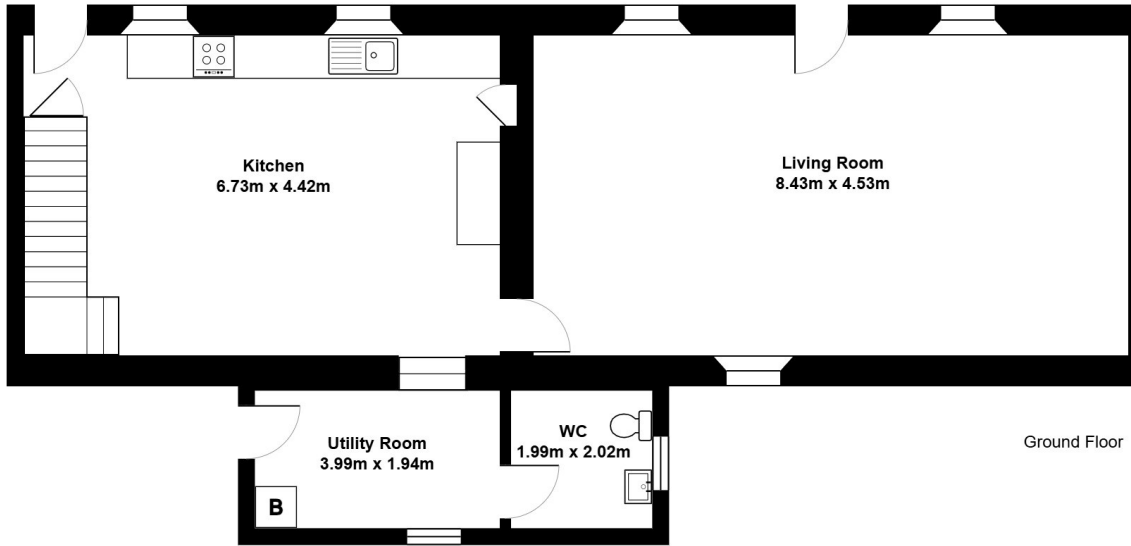
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

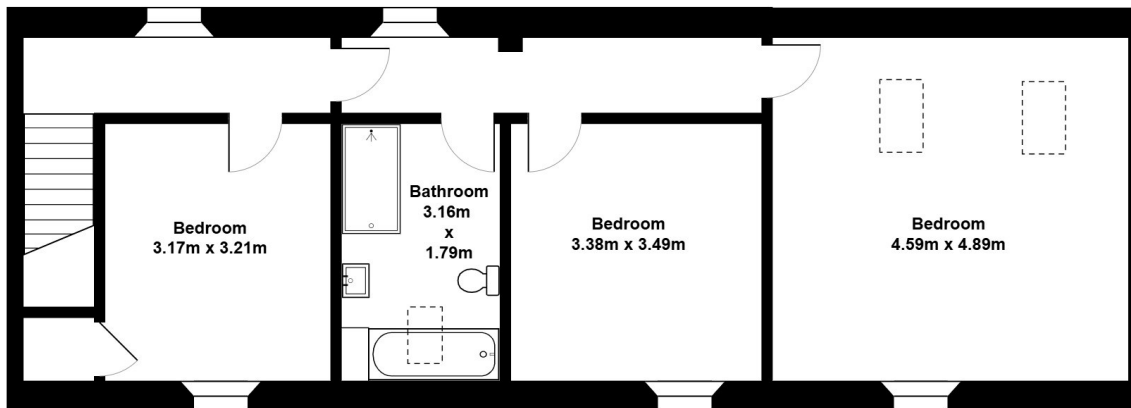
The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.





Ground Floor



First Floor

All measurements are approximate and for display purposes only







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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