



2 Colepike Hall Cottages, Lanchester, County Durham, DH7 0RG
£975 Per Calendar Month Deposit £1,125

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

A fantastic opportunity to let a charming three bedroom cottage at Colepike Home Farm within close proximity to the sought after village of Lanchester.

- Stone built cottage
- Open plan living and kitchen area
 - Three bedrooms
 - Useful outbuilding
- Parking for two vehicles

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www.vickersandbarrass.co.uk

LOCATION

2 Colepike Hall Cottages makes up part of Colepike Home Farm, conveniently situated in a rural yet accessible location. Lanchester is approximately 5 minutes away while a wider range of shopping and recreational facilities can be found at Consett and Durham.

For the commuter the A1(M) is approximately 20 minutes away and Durham and Newcastle both have east coast main line train stations with direct links to Edinburgh and London. There are international airports at Teesside and Newcastle.

what3words //fortress.lecturing.plodding

DESCRIPTION

2 Colepike Hall Cottages is a fantastic three bedroom cottage with beautiful features throughout the property adding to it's character and charm.

Arched, fully glazed French doors open to the open plan living room and kitchen span the depth of the property. There is a multi fuel stove sat upon a stone hearth with wooden beam mantle piece and the room has exposed beams and stonework. There is a useful under stair cupboard providing storage space, The kitchen lies to the rear of the room and has cream units, a range style electric oven with hob and extractor fan over, integrated slimline dishwasher, fridge/freezer and under counter space and plumbing for a washing machine. There is a stainless steel sink and draining board with an outlook to the outbuilding at the rear and a door from the kitchen provides access to the rear.

Stairs rise from the living space to the first floor where two of the bedrooms lie to the front of the property with the other lying to the rear and having fitted wardrobes. The family bathroom comprises a jacuzzi style bath, large shower, WC and wash hand basin set upon a vanity unit.

Externally, to the rear there is a stone outbuilding. The outbuilding has plumbing and electricity so could be utilized as a utility room if desired. To the front of the property there is space for two vehicles to park.

SERVICES

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

COUNCIL TAX BAND

Durham County Council Tax Band C.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 67.

MATERIAL INFORMATION

It is understood that the property has access to an ultrafast broadband connection and has good mobile phone signal in this area for most providers.



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.

TENURE

We are informed by the current vendors that the property is held freehold.

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
03000 26 0000

NOTES

Particulars prepared – October 2024
Photographs taken – October 2024

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

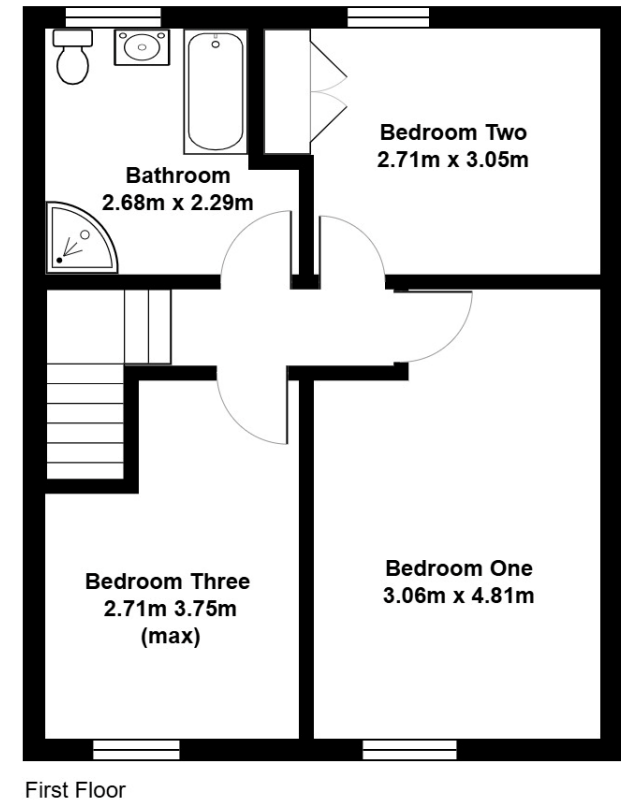
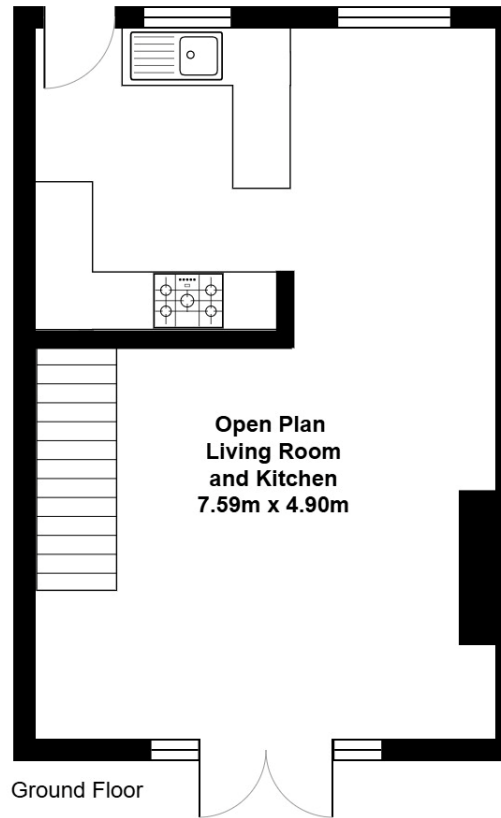


representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

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

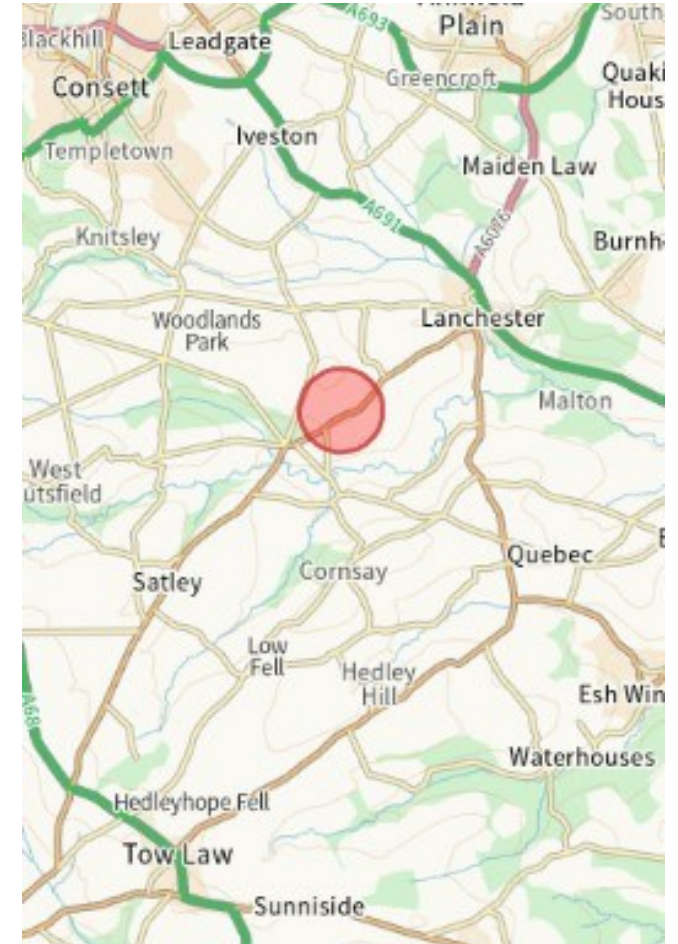
The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

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



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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