



The Far Byre, East Butsfield Farm, East Butsfield, Tow Law, DL13 4JB
£1,000 pcm £1153 deposit

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

Two bedroom barn conversion finished to a high standard set in the picturesque countryside of
East Butsfield

- Two bedroom detached property
- Living room with multifuel stove
 - Modern fitted kitchen
- Situated on a working farm
 - Off street parking
 - Rural setting
- Energy Performance Rating C



www.vickersandbarrass.co.uk

LOCATION

East Butsfield is a small hamlet located approximately 4 miles from the village of Lanchester. Lanchester provides a range of shops and cafes, along with two primary schools and a secondary school with sixth form. A wider range of shopping facilities and recreational activities can be found at Consett which is just over 4 miles from East Butsfield.

what3words ///showcase.proves.instructs

DESCRIPTION

The Far Byre is a barn conversion situated on a working farm in the small hamlet of East Butsfield. The property is finished to a high standard with a modern open plan fitted kitchen comprising, integrated appliances including eye level oven, fridge freezer, dishwasher, composite black sink and electric hob with extractor fan over. The kitchen flows through to the living room with stone inglenook fireplace with multifuel stove and French



doors opening to a patio area. A stone staircase leads to the first floor where there are two large double bedrooms with views over the valley and a family bathroom with P-shaped bath and shower over, WC and wash hand basin set within a vanity unit with tiled splash back.

Externally, from the French doors there is a patio area, and there parking to the front of the property.

SERVICES

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

COUNCIL TAX BAND

Durham County Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating C 70.

MATERIAL INFORMATION

It is understood that there is good mobile phone



coverage at the subject property. There is no data available via the Ofcom Mobile and Broadband Checker in connection with broadband availability. 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

03000 26 0000

NOTES

Particulars prepared – November 2024

Photographs taken – November 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.

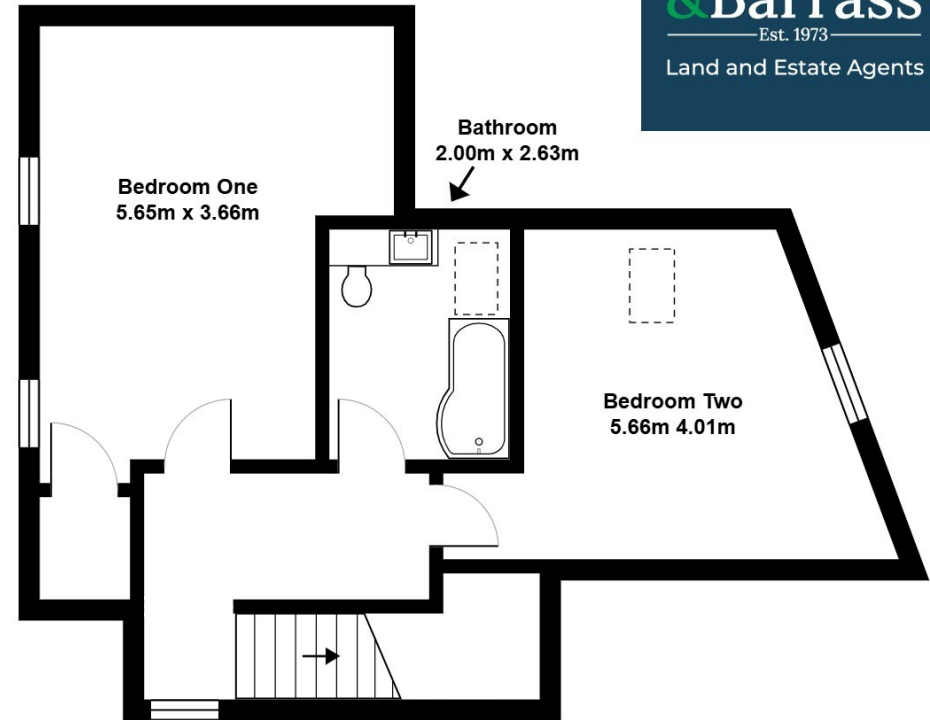
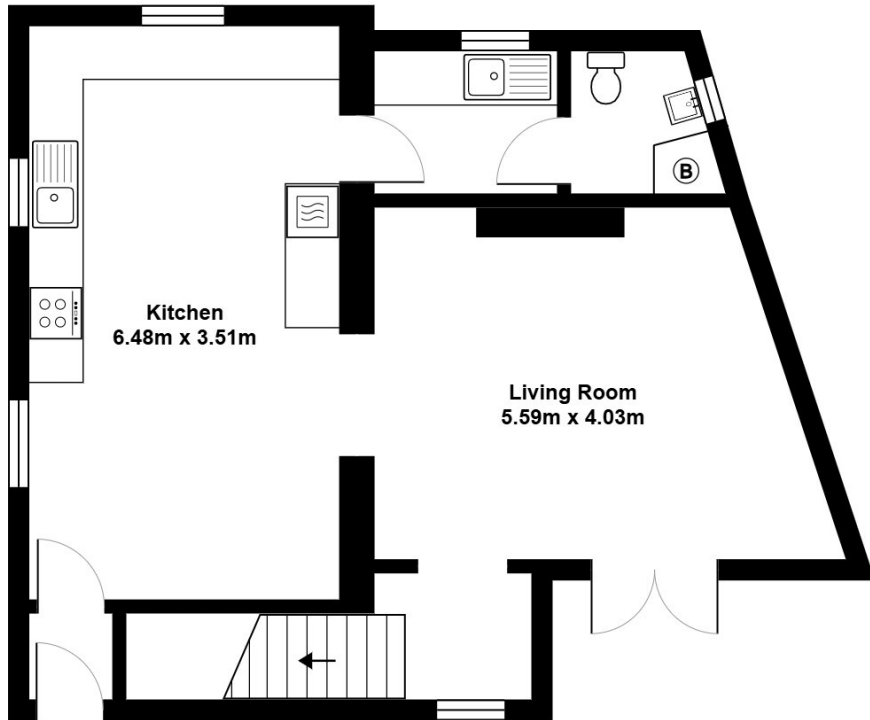
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

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

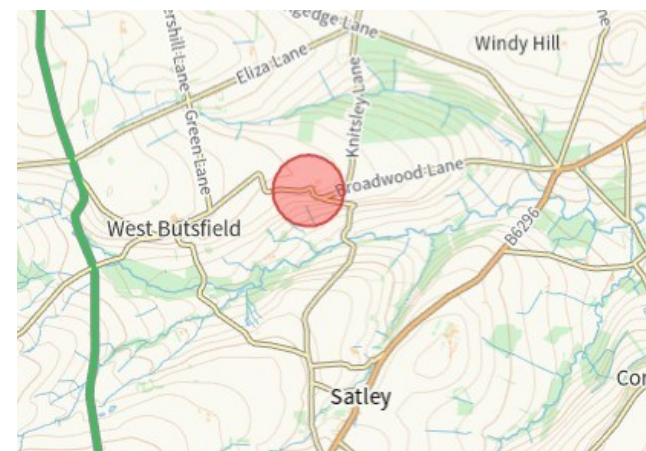
The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

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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