



The Coach House, 3 Colepike Hall Cottages,  
Lanchester, County Durham, DH7 0RW  
Guide Price £1,100pcm    £1,260 Deposit

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

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

- Stone built cottage
- Two reception rooms
  - Three bedrooms
  - Two bathrooms
  - Useful outbuilding
- Parking for two vehicles
- Energy performance rating D 57

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## LOCATION

The Coach House, 3 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 ///landowner.tentacles.badge

## DESCRIPTION

The Coach House is a beautiful three bedroom cottage benefitting from character and charm throughout. Arched, fully glazed French doors open to the living room with multifuel stove to one corner of the room with stone chimney breast. From the living room a door opens to the dining room with windows to the side and rear and a useful under

stair storage cupboard. Stairs rise to the first floor from the dining room. A further door opens to the rear entrance hall with access to the rear of the property and to a useful utility room housing the boiler, and having a sink with drainer, and plumbing for a washing machine. The kitchen lies to the rear of the property and has windows to the side and rear making the room nice and bright. There are a range of kitchen units with a Rangemaster electric oven, and integrated appliances including a fridge freezer and dishwasher.

To the first floor, the main bedroom lies to the rear of the property and is a spacious double bedroom having high ceilings with exposed oak beams and views to three sides of the property. The bedroom benefits from an ensuite shower room with tiled floor, enclosed shower, WC and wash hand basin. There are a further two double bedrooms to the front of the property with one having a feature decorative fireplace. The family bathroom comprises a freestanding roll top bath, WC and wash hand basin.

Externally, to the rear there is a useful outbuilding and a small garden area where a bistro table and chairs could be placed to enjoy the outdoors or it could alternatively be utilised to hang and dry washing. To the front of the property there is space for one vehicle to park with space for one other vehicle just beyond the property.

## 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 57.

## 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. With reference to data from the Environment



Agency's Flood Warning Information Service there is a very low risk of flooding from rivers and sea and a low risk of surface water flooding.

#### **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 – March 2023

Photographs taken – March 2023

#### **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

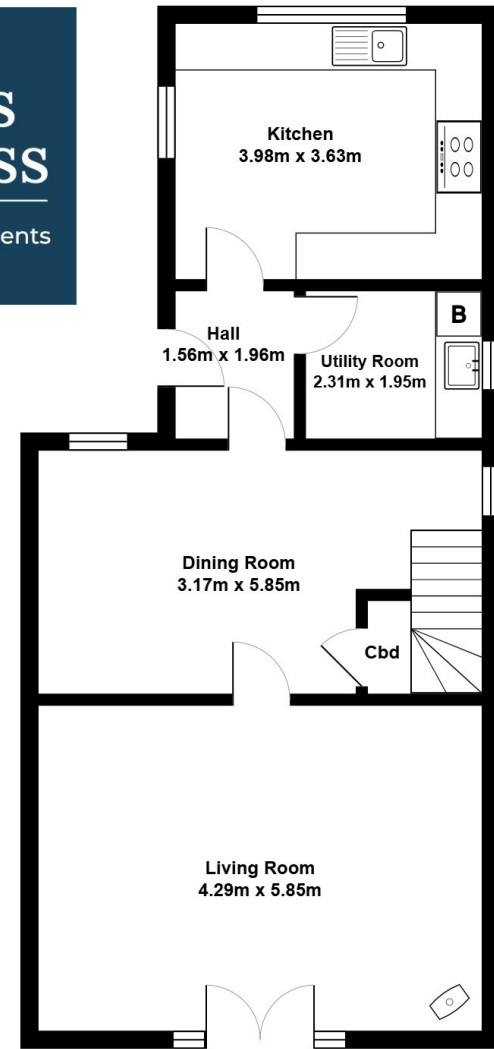


this property nor is any such representation or warranty given by the landlord of this property.

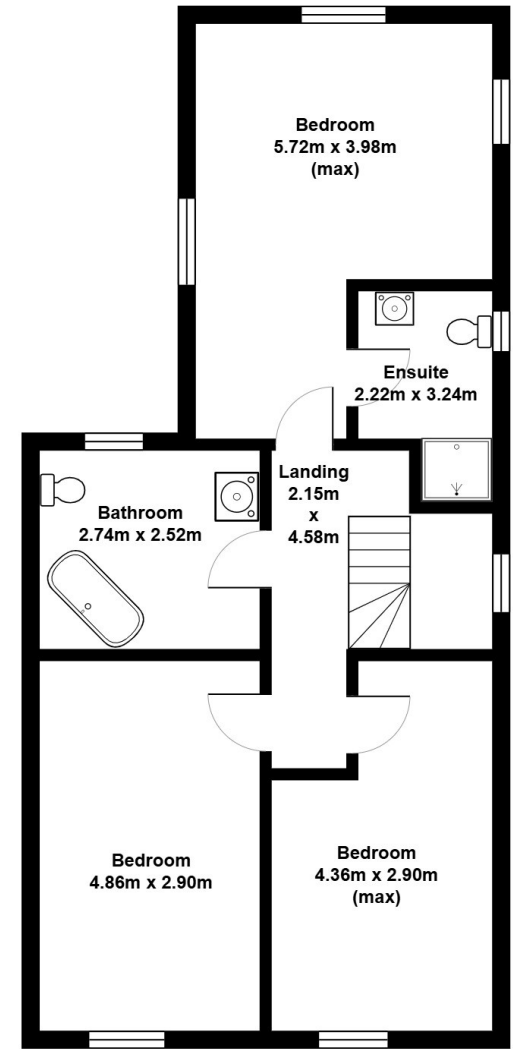
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

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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