



Elm Tree Cottage, 80 Front Street, Stanhope
Bishop Auckland, County Durham, DL13 2XF
Guide Price £550 Per Calendar Month £630 Deposit

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

An opportunity to let a quaint cottage in the heart of Stanhope, benefitting from a rear courtyard garden and integral garage.

- Stone cottage
- One double bedroom
- Two reception rooms
- Rear courtyard garden
- Integral garage
- Sought after rural market town location
- Energy performance rating D 58.



www.vickersandbarrass.co.uk

LOCATION

Stanhope is a charming market town located in the Wear Valley surrounded by the North Pennines. The town has a rich history, picturesque landscapes, and welcoming community. The town supports a number of local businesses and has a primary school, with secondary schooling available at nearby Wolsingham. For a wider range of facilities and amenities, Consett is approximately 12.5 miles to the northeast, with Bishop Auckland 15 miles to the southeast.

what3words ///friday.blanking.degrading

DESCRIPTION

Elm Tree Cottage is a pleasant property comprising of a kitchen and living room to the ground floor and a bedroom, additional reception room and a bathroom to the first floor.

Entering the property an entrance hallway leads to the ground floor accommodation with the living room lying to the rear of the property with a gas fire

set within a traditional fireplace, window and door to the rear courtyard and double sliding doors open to the kitchen at the front of the property. The kitchen has a range of units with a cooker, kitchen sink and draining board, and under counter space for a fridge/freezer and washing machine. The kitchen enjoys a dual aspect to the front and side of the property which allows natural light to fill the room.

Stairs rise from the entrance hallway to the first floor. There is a good sized double bedroom benefitting from fitted alcove wardrobes and a window to the rear. To the other side of the landing is a large spacious room with ceiling following the pitch of the roof having a low level window to the front of the property and a large window to the rear. There is a gas fire set within and traditional fireplace. The room could be utilised as a second reception room if desired. From this room a door leads to the bathroom, comprising a white suite including a bath, WC and wash hand basin.

Externally, there is a south facing, low maintenance, rear courtyard garden perfect for pot plants. There is access into the integral garage from the rear courtyard. The garage is of generous proportion and has an up and over garage door and has useful units fitted to the back providing additional storage space. The gas boiler is housed in the garage also.

There is access to the side of the property over Elm Tree House's front yard for the purpose of putting out bins. The access is strictly only be used for this purpose and must not be used for any other reason.

SERVICES

The property is served by mains electricity, water and drainage and has mains gas central heating.

COUNCIL TAX BAND

Durham County Council Tax Band B.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D 58.



MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good outdoors mobile signal with Ofcom suggesting there is likely to be indoor mobile phone signal for EE and O2 in this area, with mobile signal being limited with Three and Vodafone. We would advise prospective tenants to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and 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 – April 2025

Photographs taken – March 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.

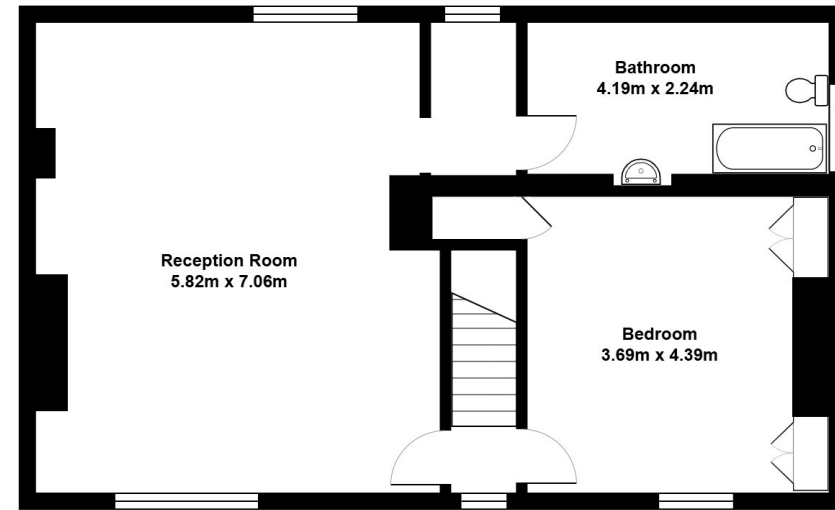
The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

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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