



Stable Cottage

Colepike Home Farm, Lanchester, Durham, DH7 0RW

£795 pcm

Stable Cottage is a stone built single storey two bedroom property situated in a fabulous setting on the outskirts of Lanchester in close proximity to Durham.

- Single Storey
- Two large bedrooms
- Stunning countryside location
- Sun room
- Oil central heating
- Mature gardens
- Parking for two cars
- EPC rating D

Tel: 01434 608980

www.youngsrps.com

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DESCRIPTION

Stable Cottage is a stone built single storey two bedroom property situated in a fabulous setting on the outskirts of Lanchester in close proximity to Durham. The property has been sympathetically converted and a charming and comfortable country cottage has been created.

The property comprises of entrance leading to a bright living room with an inglenook fireplace housing a multi fuel stove, a well sized kitchen/diner which benefits from a range of wall and base units, with an electric oven, hob and extractor fan. In addition, there is utility room with washing machine, dishwasher, fridge freezer and downstairs cloakroom with wash hand basin and WC. A bright sunroom with French doors opens onto the gardens. There are two spacious double bedrooms and a bathroom with bath, a separate shower, WC and wash hand basin.

Externally the property benefits from stunning mature gardens to the side and rear, a rear paved area and parking for two vehicles.

SERVICES

Water, electricity and private drainage are connected. Oil central heating also providing the heating and hot water. Water rates are included in the rent.

CHARGES

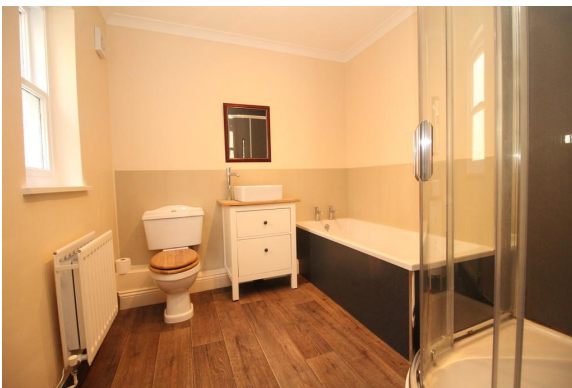
The tenant will be required to meet all outgoing including council tax, band D. The holding deposit, equal to one weeks rent is payable upon the start of the application. For all successful applicants any holding deposit will be offset against the security deposit with the agreement of the payee.

DEPOSIT

£890 will be lodged with the agents prior to the commencement of the tenancy. This sum will be returned at the termination of the tenancy subject to all commitments having been made.

VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Hexham on 01434 608980.



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of YoungsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



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