

3 bed cottage to rent in DL12

Newbiggin, Newbiggin, Barnard Castle, Durham, DL12 0TY

£1,075 pcm

x 3 x 1 x 1

Allocated parking

Part Furnished

Property features

- Private Of Road Parking
- Rural Countryside Location
- Stunning Views
- Three Bedrooms
- EPC Rating D

Key Information

- Council Tax: Band C
- EPC Rating: D
- Heating supply: Oil

Arrange a viewing

Richard Brough
Senior Valuer
Consett

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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to let Fair View, a beautifully presented three-bedroom stone-built cottage situated within the picturesque rural hamlet of Newbiggin. Renovated and modernised while retaining its period charm, this welcoming home combines comfortable accommodation with countryside views, outdoor space and private parking.

The spacious living/dining room forms the heart of the home, with two generous windows and a glazed stable-style door providing natural light and direct garden access. A striking stone fireplace with an inset wood-burning stove creates a cosy focal point, complemented by exposed stonework, slate flooring and neutral décor. The room offers ample space for both seating and dining.

The galley kitchen features contemporary dark-toned wall and base units, contrasting speckled worktops and practical preparation space. Dual-aspect windows create a bright atmosphere, while tiled flooring and ceiling spotlights complete the room.

Upstairs are three bedrooms, comprising two comfortable doubles with countryside views and a well-proportioned single overlooking the rear. Wooden flooring and neutral tones continue throughout, with the principal bedroom also featuring an exposed brick fireplace and timber mantel.

The family bathroom offers a modern white suite comprising a panelled bath with shower over, WC and wash hand basin. Wall panelling provides a fresh finish, while a rear window allows natural light into the space.

Externally, traditional dry-stone walls enclose a low-maintenance courtyard with space for outdoor seating. The garden enjoys a peaceful setting with mature trees, established hedging and views across neighbouring fields. Stone steps and paved pathways provide access around the cottage, with pedestrian access from the roadside via steps leading down to the property.

A gravelled driveway provides one private parking space, with additional shared residents' parking along the lane.

Situated in the scenic Teesdale countryside, Newbiggin offers access to countryside walks and outdoor pursuits, with attractions including High Force nearby. The market town of Barnard Castle provides shops, services and everyday amenities, while the A66 offers connections towards the A1(M) and M6.

This characterful cottage offers an excellent opportunity for those seeking a rural home to rent.

Contact Pattinson Estate Agents to arrange a viewing.

Tenant Referencing Criteria:

Pattinson will undertake referencing checks on all applicants over the age of 18 wishing to move into a rental property. As part of this process, we will undertake:

• A credit check to ensure each applicant does not have any adverse credit such as CCJs (County Court Judgements).

• An affordability assessment to ensure applicant's income will sufficiently cover the rental payments.

• To pass the affordability check, each applicant's gross annual basic income (including benefits and pensions) must be at least 30 times the monthly rental amount (36 times for Ellinson properties). EG If the rent is £500 PCM, applicants would need to earn £15,000 as an annual pension or basic salary (excluding commission/bonus) before tax or other deductions were made.

• Each applicant's affordability is assessed individually against the criteria.

• Self-employed applicants will require an accountant's reference and should have accounts for a minimum of two years. Net profit will be assessed against the affordability requirement of 30 times the monthly rental amount.

• Employment checks to confirm your start date, salary and if your position is permanent.

• Homeownership checks (only if you are a homeowner) confirming your mortgage payments are up to date.

• A Landlord reference (if you are currently residing in rented accommodation) confirming you have abided by the terms of the lease. This will check that the rent was paid on time and in full, there was no antisocial behaviour and the property was looked after in an appropriate manner.

• 'Right to rent' ID checks.

If you do not meet the requirement, you WILL REQUIRE A HOMEOWNER GUARANTOR.

Council Tax Band: C

Deposit: £1,344.00

Rent: £1,075 pcm

Property Type: Cottage

USPs: Part furnished, Allows smokers

Parking: Allocated

Heating: Oil

External



Living Room

6.05m x 4.17m (19'10" x 13'8")



Kitchen

6.17m x 1.66m (20'2" x 5'5")



Bedroom 1

3.92m x 3.52m (12'10" x 11'6")



Bedroom 2

2.40m x 4.44m (7'10" x 14'6")



Bedroom 3

2.54m x 1.73m (8'4" x 5'8")



Bathroom

2.67m x 1.79m (8'9" x 5'10")



Parking



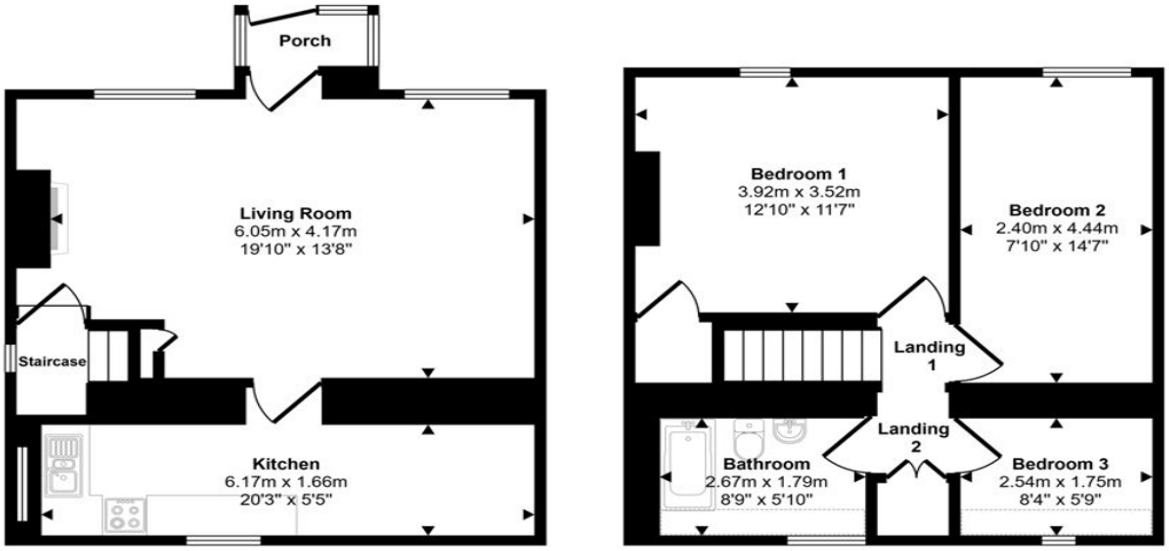
External 1



Plot



Approx Gross Internal Area
89 sq m / 955 sq ft

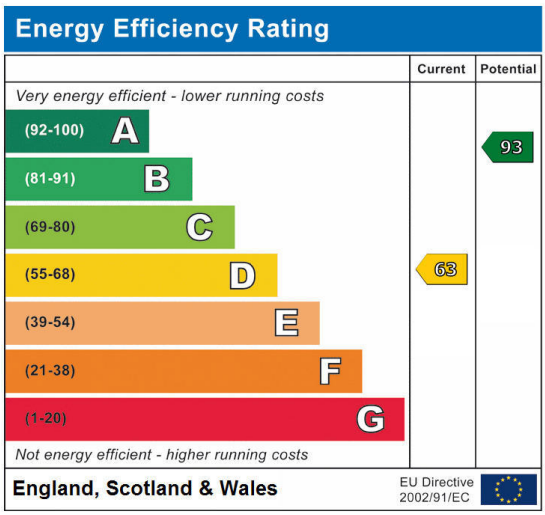


Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 45 sq m / 482 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Contact your local branch today for more information on this property:

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