

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

Unfurnished

Property features

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

Key Information

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

Arrange a viewing

Richard Brough
Senior Valuer
Consett

01207 508262
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- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to offer to let this charming three-bedroom, semi-detached, stone-built cottage in the picturesque hamlet of Newbiggin, Teesdale. Named after a nearby waterfall, Fairy Dell combines traditional character with modern comforts, offering a welcoming rural home with countryside views, gardens and private parking.

The characterful living room features exposed timber ceiling beams, a striking brick fireplace and wooden flooring. Deep-set windows allow natural light into the room, while textured walls and stone detailing complement the cottage's traditional appeal. A stable-style door provides access outside.

The country-style kitchen offers cream shaker-style cabinetry, contrasting dark worktops and a patterned tiled splashback, with ample storage and preparation space. French doors open onto the garden, creating a bright and inviting space for everyday living.

Upstairs, the property provides three bedrooms, comprising two comfortable doubles with countryside views and a well-proportioned single overlooking the rear. The principal bedroom also benefits from additional storage.

The family bathroom features a classic roll-top bath, a feature tiled wall, wooden floorboards, a WC and a wash basin with built-in storage.

Externally, a gravelled courtyard enclosed by traditional dry-stone walling provides space for outdoor seating. Stone steps and paved pathways lead around the property, while the garden enjoys a peaceful setting with mature trees, established hedging and views across neighbouring fields. A gravelled driveway provides one private parking space, with additional shared residents' parking along the lane. Pedestrian access from the roadside is via stone steps leading down to the cottage.

Situated in Newbiggin, the property is ideally placed for enjoying the surrounding Teesdale countryside, with scenic walks and attractions including High Force nearby. Barnard Castle provides a range of shops, services and everyday amenities, while the A66 offers connections towards the A1(M) and M6.

Offering character, countryside surroundings and comfortable accommodation, this cottage presents a wonderful 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: Allows smokers

Parking: Allocated

Heating: Oil

External



Living Room

5.58m x 3.94m (18'3" x 12'11")



Kitchen

3.40m x 3.74m (11'1" x 12'3")



Bedroom 1

3.41m x 3.21m (11'2" x 10'6")



Bedroom 2

2.56m x 4.19m (8'4" x 13'8")



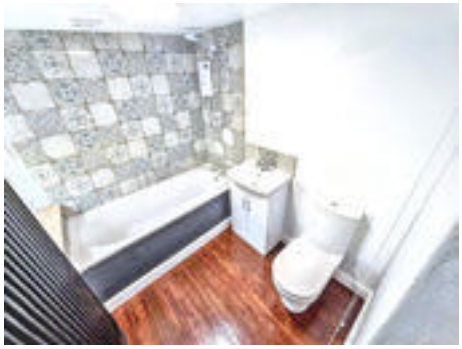
Bedroom 3

2.31m x 1.31m (7'6" x 4'3")



Bathroom

2.16m x 1.63m (7'1" x 5'4")



External 1

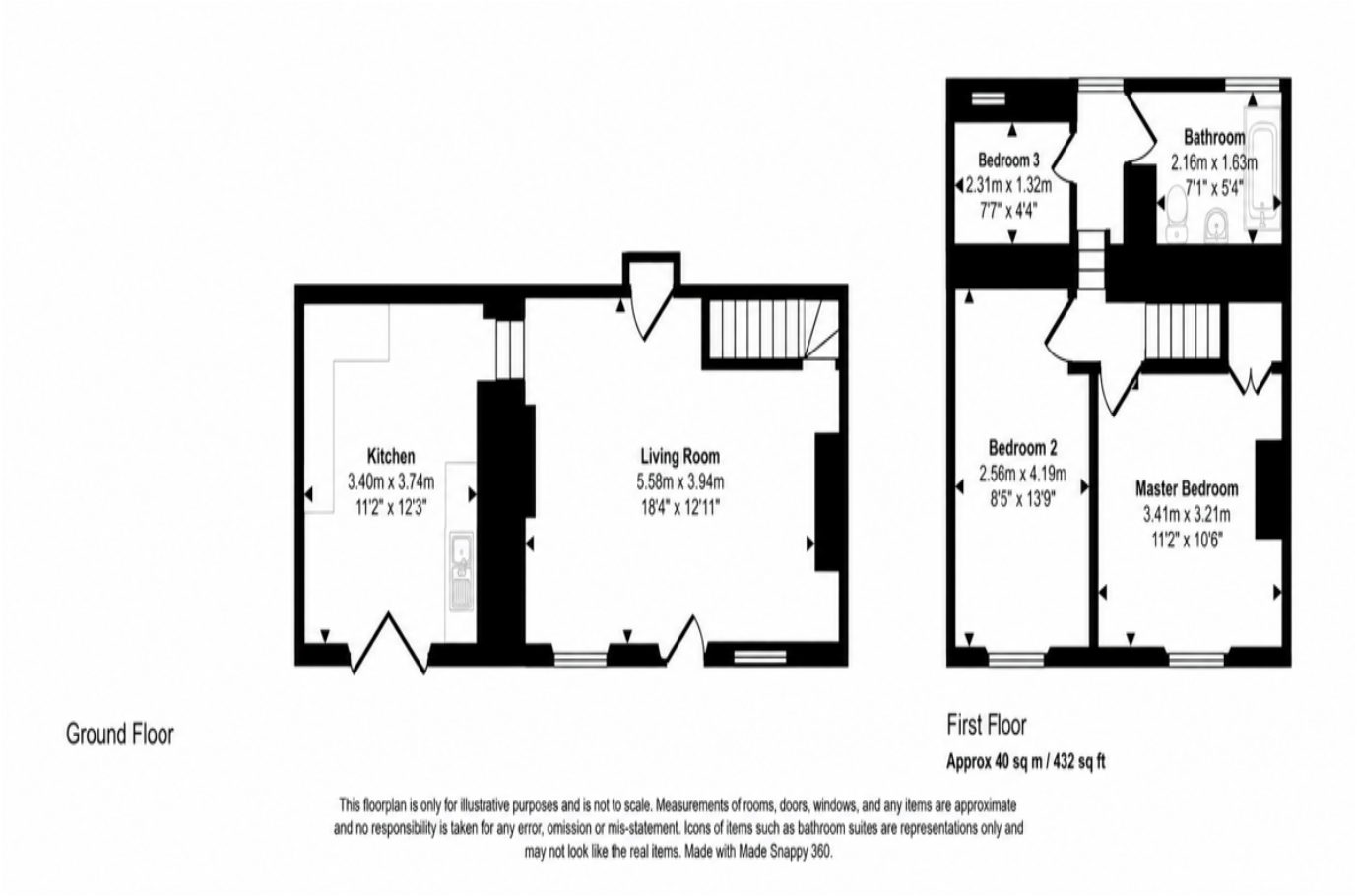


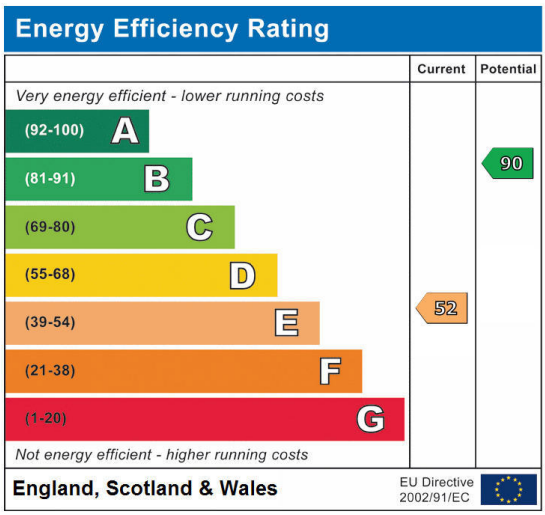
External 2



Plot







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

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

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