

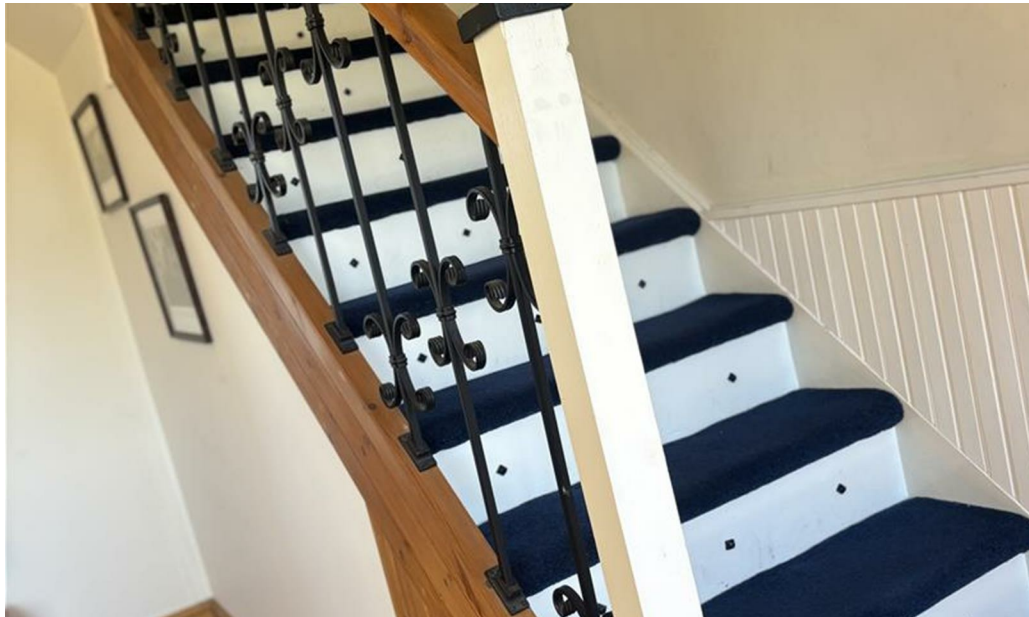


## Royal Oak Cottages

Stanhope DL13 2EN

£900 Per Calendar Month





This footer paragraph is an example only and should not be relied upon as complying with current legislation. 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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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# Royal Oak Cottages

## Stanhope DL13 2EN



- Country Cottage
- EPC Grade D
- UPVC Double Glazed

- Two Bedrooms
- Countryside Views
- Lounge With Feature Inglenook

- Area Of Outstanding Natural Beauty
- Lounge and Dining Kitchen
- Rural Setting

Available Immediately.

No Deposit Option Available On This Property - Subject To Status

Welcome to Royal Oak Cottages which is located in an area of Outstanding Natural Beauty, situated in a tranquil and peaceful setting surrounded by panoramic views over The Dales and beyond. Having an abundance of character, this stunning cottage is steeped in history and an opportunity to not be missed.

Briefly comprising entrance, lounge, dining kitchen, two bedrooms, first floor bathroom and gardens to the front and rear.

With economy 7 heating serving three night storage heaters with independent immersion heater, as well as Multi Fuel Stove heating the hot water and radiators.

Royal Oak Cottages is located in the small Village of Crawleyside that blends rural charm rich industrial and prehistoric heritage with its steep roads, stone built cottages, ancient cairns and echoing quarries. Its a hidden gem in the Durham hills, appeal to cyclists, walkers and anyone intrigued by the layers of history built into the landscape. Call us today to arrange your viewing.

### Ground Floor

#### Entrance

Gated access and stone steps lead down a pathway to the gateway of Royal Oak Cottages, you can't help but stop and take in the natural surroundings and the breath taking views which are in front of you.

Accessed into the property is via a UPVC entrance door leading into a spacious lounge area.

#### Lounge

14'4" x 16'1" (4.383 x 4.919)

Wooden stairs lead to the first floor, UPVC bay window allowing views over the garden and far reaching countryside views beyond. A beautiful focal point to the room is a stone inglenook with a stone hearth housing a multi fuel stove, electric storage heater and a door leading into the breakfast kitchen.

#### Kitchen/Breakfast Room

16'5" x 8'11" (5.023 x 2.731)

Fitted with a range of base and wall units with wood effect laminate work surfaces over, ceramic sink, cast iron radiator, electric storage heater and integrated electric oven and hob with extractor over and ample space for free standing appliances.

A UPVC window enjoys views of the neighbouring fields, UPVC door leads into the rear garden and there is space for a family dining table and chairs as required.

There is access to a useful pantry under the stairs.

#### First Floor

#### Landing

Stairs rise from the lounge and provide access to the first floor accommodation.

#### Bedroom One

14'7" x 11'10" (4.464 x 3.624)

Located to the front elevation of the property having exposed feature stone work with wooden beams, two useful storage areas, cast iron radiator and UPVC window.

#### Bedroom Two

9'1" x 10'5" max (2.786 x 3.187 max)

Located to the rear elevation of the property having cast iron radiator and UPVC window again with extensive views.

#### Bathroom/WC

Fitted with a three piece suite comprising bath with electric shower over, WC, wash hand basin set on a vanity storage cabinet, electric storage heater, cast central heating radiator and obscured UPVC window plus velux roof light allowing extra natural light to flood this room and through into the landing.

#### Externally

To the front of the property there is an enclosed garden area bounded by stone wall and a stone pathway to the front door.

To the rear of the property stone steps lead to a gravelled seating area with raised beds and ideal space to sit and relax watch the world go by and enjoy the peaceful and natural surroundings.

Over the pathway at the front of the property there is also access to a useful stone storage area.

#### Agents Note

Please note this property is serviced by a septic tank and is currently undergoing a new transition - more information can be obtained from our office.

#### Agents Note

This property has a right of access over the pathway to the garden and entrance of number 4 and also allowing access to the outdoor store.

#### Agents Note

Please note the cast iron radiators are run off the multifuel stove which also heats the water. There is also an immersion heater to heat the hot water.

#### Energy Performance Certificate

To view the Energy Performance Certificate for the property please use the following link:-

<https://find-energy-certificate.service.gov.uk/energy-certificate/9350-2767-8420-2094-4555>

EPC Grade D

#### Holding Deposit/ Tenant Information

All of our rental properties require a Holding Deposit equivalent to 1 week's rent. The Tenant is entitled for this Holding Deposit to be repaid within 15 calendar days of their application proceeding. However, in most cases we hope to repay this to the Tenant on the day you move in and this will be deducted from your first month's rent. This will need to be agreed with the Tenant during the application process.

You will lose your Holding Deposit if any of the following occurs:

1. You give us false or misleading information. For example, incorrect salary/income details or you fail to tell us about a CCJ.
2. You fail a Right to Rent check and are not eligible to reside in the UK.
3. You withdraw your application.
4. You drag your feet during the application process.

All of our rental properties will require a Security Deposit, payable on the day you move in, equivalent to 5 weeks' rent.

#### Bond/ Deposit

The security deposit (bond) amount is equivalent to 5 weeks rent.

#### Reposit - Rent Without a Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 5 weeks' rent.

Using Reposit, tenants are only required to pay the equivalent of 1 week's rent (or £150, whichever is greater) as an alternative to paying the traditional deposit of 5 weeks' rent. For example, if the rent is £550, the Reposit will be the minimum payment of £150. If the rent is £750, the Reposit will be equivalent to one week's rent at £173.08.

There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

Please note that just like a traditional deposit, you are still liable for any valid, end of tenancy charges. The difference with Reposit is that you keep control of your money and only pay these if they actually occur at the end of your tenancy, rather than paying at the start.

Further information is available at [www.reposit.co.uk/tenants](http://www.reposit.co.uk/tenants).

#### Other General Information

Other General Information

Tenure: Freehold

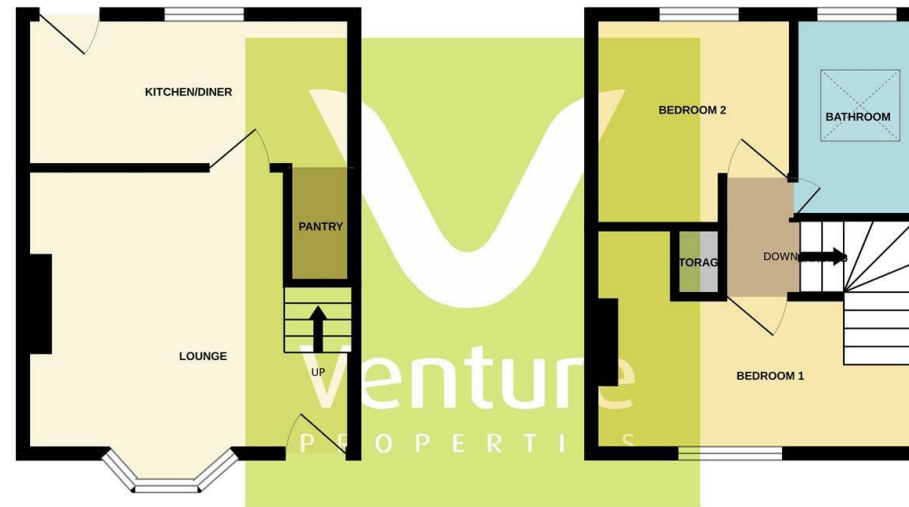
Gas and Electricity: Mains - No Gas at the property

Sewerage and water: Septic Tank

Broadband: Superfast Broadband available. Highest available download speed 48 Mbps. Highest available upload speed 8 Mbps.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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