



Old Cassop

DH6 4QB

£1,750 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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# Old Cassop

## DH6 4QB



- Unique rental opportunity
- EPC RATING - D
- Spacious living areas

Available March 2024 on an unfurnished basis, Venture Properties are delighted to offer for rent this impressive barn conversion situated in the rarely available hamlet of Old Cassop. With many unique and individual features including vaulted ceilings, exposed beams and stone flooring, viewing is highly recommended for full appreciation.

Having a floor plan comprising of an entrance hall, dining area, large living room with feature fireplace housing a wood burning stove, inner hall and lobby with cloakroom/WC and access to the rear garden and a contemporary kitchen with central island unit and appliances. To the first floor there are three generously proportioned double bedrooms, two of which have ensuite shower rooms and two further well proportioned bedrooms, all sharing the stylish family bathroom. Externally the property occupies a good sized plot with driveway providing off street parking for multiple vehicles, gardens and patio areas for entertaining. There is also a double garage, which houses the biomass central heating system.

Further information is available via our Durham City office.

### GROUND FLOOR

#### Entrance Hall

Welcoming hallway with stone flooring, exposed beams, feature panelling and radiator.

#### Dining Room

12'2" x 9'11" (3.72 x 3.03)

A flexible reception space which can be used to suit the needs of any tenant. Having three windows, wood flooring, feature panelling and two radiators.

#### Living Room

22'2" x 16'0" (6.78 x 4.90)

Large reception room with two full length windows to the rear, six further windows, wood flooring, exposed beams, two radiators and a feature fireplace housing a wood burning stove.

#### Inner Hall

With a return staircase to the first floor, stone flooring, recessed spotlighting and understairs storage cupboard. Also having a rear lobby area with window and external door to the rear garden.

#### Cloakroom/WC

7'10" x 6'5" (2.40 x 1.98)

Comprising of a WC, pedestal wash basin, stone flooring, extractor fan and two windows.

#### Kitchen/Breakfast Room

16'9" x 14'9" (5.12 x 4.51)

Fitted with a contemporary range of units having an island unit, a sink and drainer unit, a range cooker with stainless steel extractor over, space for an american fridge/freezer, an integrated washing machine, microwave and wine cooler. Further features include a full length window to the rear, three further windows, an exposed stone wall, wood flooring, recessed spotlighting and radiator.

### FIRST FLOOR

- Located in a rarely available hamlet
- Five bedrooms all with vaulted ceilings and beams
- Contemporary kitchen

#### Landing

With a window to the rear on the staircase and exposed beams.

#### Bedroom One

16'5" x 13'9" (5.01 x 4.20)

An impressive master bedroom with vaulted ceiling, exposed beams, four windows, two velux windows and two radiators.

#### Ensuite

8'11" x 4'7" (2.73 x 1.41)

Comprising of a cubicle with mains fed shower, hand wash basin and WC. Having tiled splashbacks and flooring, velux window and radiator.

#### Bedroom Two

16'4" x 12'4" (4.98 x 3.76)

Generous double bedroom with a vaulted ceiling, exposed beams, a built in wardrobe and shelving, a window to the front, two further velux windows, wood flooring and radiator.

#### Ensuite

9'0" x 2'11" (2.75 x 0.90)

Comprising of a cubicle with mains fed shower, hand wash basin and WC. Having tiled splashbacks and flooring, exposed beams, recessed spotlighting, an extractor fan and radiator.

#### Bedroom Three

16'11" x 9'11" (5.16 x 3.04)

Generous double bedroom with a vaulted ceiling, exposed beams, a window to the rear, further velux window, wood flooring and two radiators.

#### Bedroom Four

12'2" x 6'11" ext to 8'7" (3.73 x 2.12 ext to 2.62)

Having a window to the front, vaulted ceiling, exposed beams, wood flooring, radiator and built in wardrobe.

#### Bedroom Five

12'2" x 7'6" (3.73 x 2.30)

Further well proportioned bedroom with a vaulted ceiling, exposed beams, window to the front, wood flooring and radiator.

#### Family Bathroom

7'10" x 6'5" (2.40 x 1.97)

Comprising of a freestanding bath, hand wash basin and WC. Having stone flooring, exposed beams, recessed spotlighting, radiator, extractor fan and two windows.

#### EXTERNAL

The property occupies a good sized plot with large block paved driveway to the front providing parking for several vehicles. A lawned garden extends round to the side and on to the rear garden which has a decked patio area for entertaining and pond.

- Many character features
- Three bathrooms
- Good sized plot and Double garage

#### DOUBLE GARAGE

20'8" x 20'2" (6.32 x 6.15)

Having two up and over doors, power and lighting. Also housing the biomass central heating system.

#### 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 one months rent.

#### Bond / Deposit

The security deposit (bond) amount is equivalent to 4 weeks rent.

#### Reposit - Rent Without A Deposit

This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

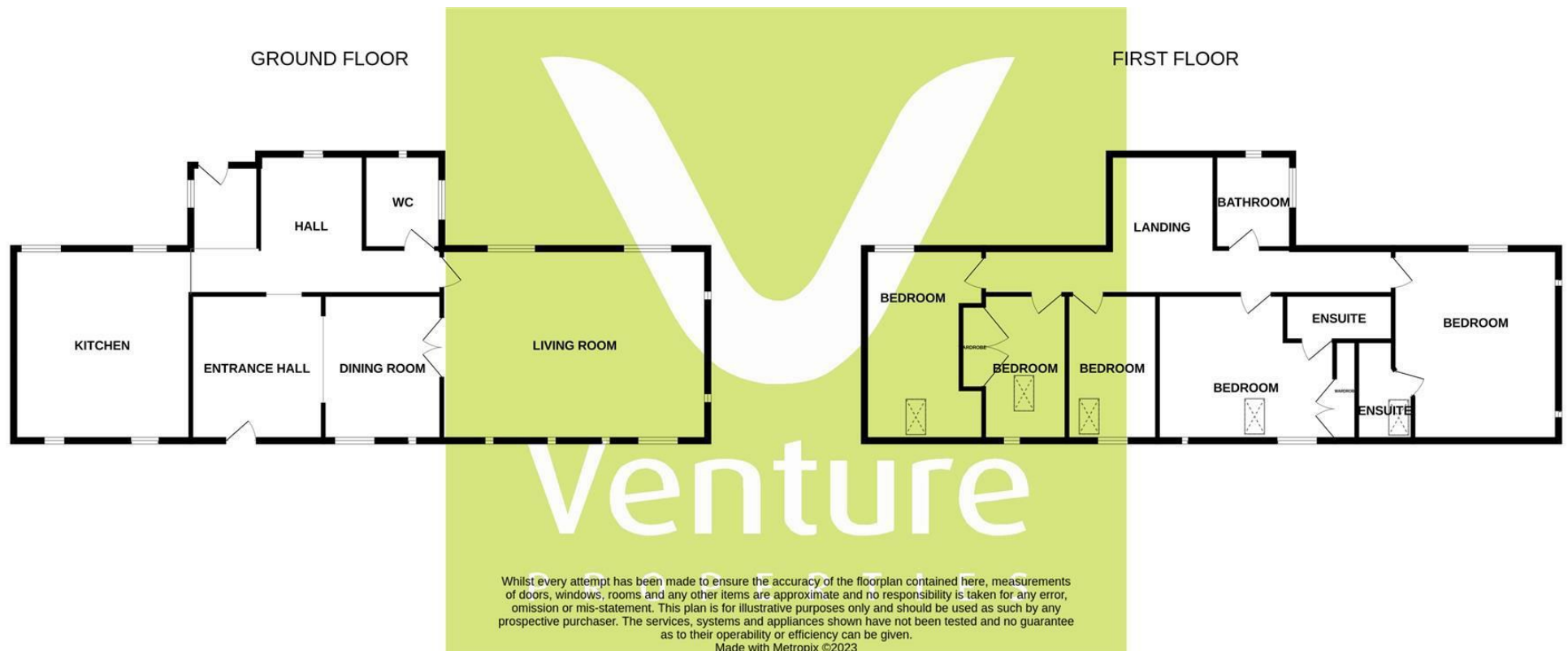
Using Reposit, tenants are only required to pay the equivalent of 1 week's rent as an alternative to paying the traditional deposit of 4 weeks' rent. There is no need to pay a deposit or bond. This is a one-off, non-refundable payment.

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. This property is available to tenants using an alternative to the traditional deposit (bond) of 4 weeks' rent.

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## Property Information

NO DEPOSIT OPTION AVAILABLE TO RENT THIS PROPERTY : COUNCIL TAX BAND -F : EPC RATING - D

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