



Stockman's Cottage, Leazes Farm, Leazes Lane, Wolsingham, DL13 3DS
£1,750 per calendar month £2000 deposit

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

A great opportunity to let a recently completed three bedroom barn conversion situated in the outskirts of the popular village of Wolsingham.

- Barn conversion
- Large kitchen
- Three bedrooms
- Two bathrooms
- Garden and parking
- Energy performance rating B 82



www.vickersandbarrass.co.uk

LOCATION

Wolsingham is a small market town positioned within the Wear Valley. It provides a rural setting whilst having local amenities including primary and secondary schooling, yet being convenient for nearby larger towns. Wolsingham lies approximately 12 miles south-west of Bishop Auckland and around 20 miles west of Durham City.

what3words ///airship.blanking.smallest

DESCRIPTION

Stockman's Cottage is located within Leazes Farm, a working farm on the outskirts of Wolsingham. The property is a beautifully presented, being recently renovated and benefitting from fantastic finishes throughout including privacy windows with wooden shutters, tiled flooring throughout the ground floor of the property and oak flooring to the first floor.

Entering the property into the utility room there is plumbing for a washing machine and tumble dryer, stainless steel sink and wall and base units for

additional storage. There is also a ceiling mounted clothes airer.

From the utility a door opens to the hallway which is a large a spacious area with doors radiating the living accommodation and a ground floor WC, and stairs rise to the first floor. The large kitchen lies to the front of the property and has double doors from the hallway, it has a pitched ceiling with exposed oak beams, sky lights and stylish grey kitchen units with marble worktop. There are integrated appliances including an oven, microwave, fridge/ freezer and dishwasher. There is an undermounted kitchen sink and induction hob with extractor fan over. The kitchen has a pantry providing additional storage space. There is an island providing additional workspace and informal dining space with there being space in the room for a large dining table. The living room is a cosy room with a low level window to the rear and a further window to the front of the property.

There is a ground floor bedroom which is of excellent proportions having windows to the rear of the property, exposed beams, built in wardrobes with lighting, and an ensuite shower room with large double walk in shower, WC and wash basin set within a vanity unit with light up mirror, and heated towel rail.

To the first floor, the landing has a useful storage cupboard and the main bedroom lies to the end of the landing having a storage cupboard and exposed beam detailing along with a window to the rear and a sky light providing additional natural light to the room.

The third bedroom is smaller and could be utilised as a home study is desired. The room has a longline window, exposed beams and thin strip lighting providing soft modern lighting to the room.

The bathroom is fully tiled and has a double walk in shower, WC and wash basin set within a vanity unit with light up mirror. There is a frosted window to the front of the property and an exposed beam running



the length of the room with strip lighting to either side.

Externally there is a courtyard with raised flower beds perfect for outdoor seating. There will be a separate lawned garden created for the property with parking and an EV charging point.

ANNEX

There is a possibility to rent a two bedroom self-contained annex with this property.

STABLES

Depending on availability, there may be the possibility of renting stables and a tack room with grazing by separate negotiation.

SERVICES

The property is served by mains water, drainage to a septic tank and electricity from solar panels. The property has under floor heating via air source heating. There are also two EV charging points. Utility costs will be covered within the rent, excluding electricity costs.



ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating B 82.

COUNCIL TAX BAND

Council Tax is included within the monthly rent amount.

MATERIAL INFORMATION

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective tenants to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

INFORMATION FOR TENANTS

It is available unfurnished on an Assured Shorthold Tenancy for a minimum term of six months, rent is payable monthly in advance by direct debit. In addition to the monthly rent you will be required to pay a deposit which is equivalent to 5 weeks rent. Payments to other third parties, such as Council Tax



and utilities will be the responsibility of the tenants. The tenants are responsible for insuring their own personal possessions and contents of the property.

DURING THE TENANCY

Additional tenant charges may apply as per the issued tenancy agreement, for items such as replacement or loss of keys or interest on overdue rent.

TENANTS PROTECTION

Vickers and Barrass are members of the Tenancy Deposit Scheme (TDS) which is a client deposit money scheme, we are also a member of NAEA Propertymark. For further information of membership please contact the agent direct.

REFERENCES

The landlords' agents may take up references through a referencing company at no cost to the applicant. The obtaining of references is not a guarantee of acceptance.

COMMENCEMENT

The property is available for immediate occupation. A tenancy must commence within one month of



the agent receiving suitable references. The first month's rent and deposit must be made by cleared funds before the commencement date.

COSTS

Each party is to bear their own costs.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council

www.durham.gov.uk

03000 26 0000

NOTES

Particulars prepared – December 2025

Photographs taken – December 2025





PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility.

Any application for this property will be taken as an admission by the intending tenants that they have relied solely upon their own personally verified information, inspection, and enquiries.

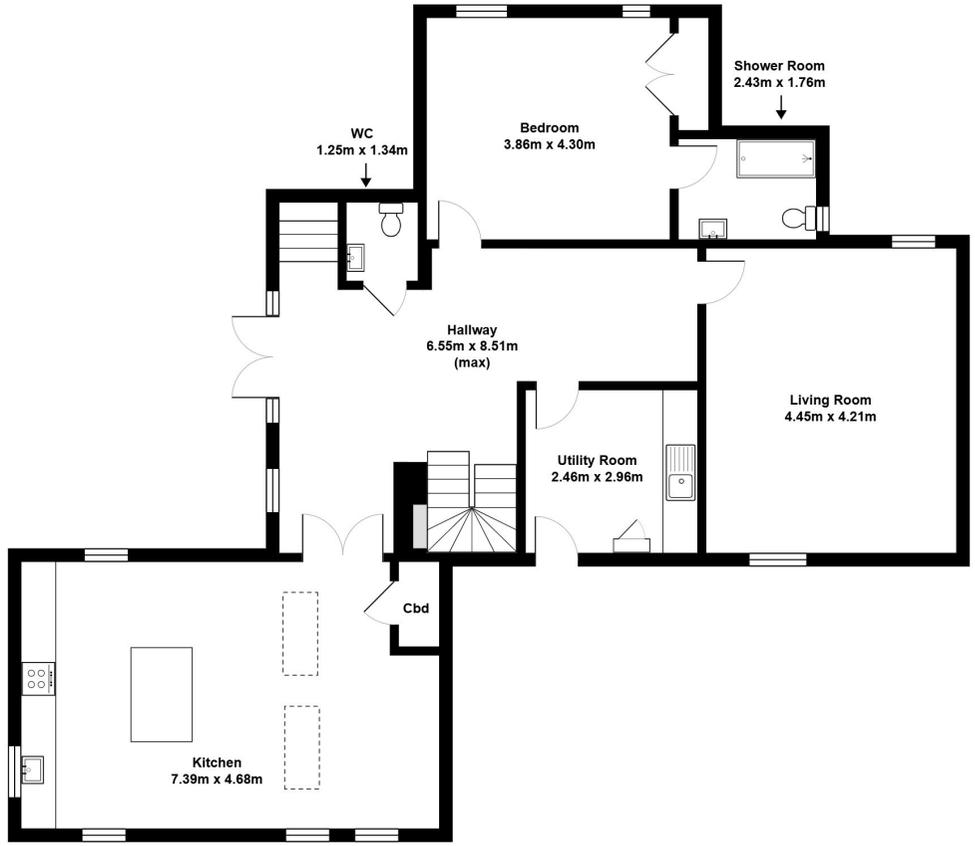
No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the landlord of this property.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

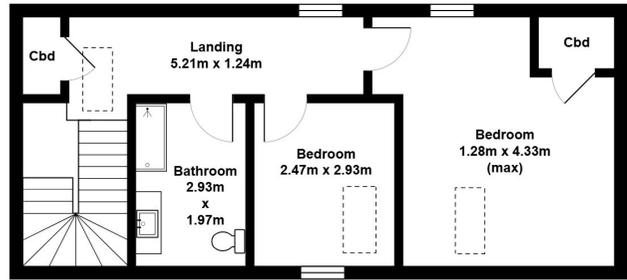
The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

The Landlord reserves the right to generally amend the particulars or method of let.





Ground Floor



First Floor

All measurements are approximate and for display purposes only

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. 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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