



Ash View, East Butsfield Farm, East Butsfield, Tow Law, DL13 4JB
£2,000 per calendar month £2,300 deposit

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

Immaculately presented four bedroom detached property with stunning countryside views.

- Living room with feature log burning stove
 - Family kitchen with dining area
 - Office room
 - Utility with additional storage
- Master bedroom with extensive fitted wardrobes and en suite shower room
 - Family bathroom
 - Front and rear gardens
 - Driveway
 - EPC rating D 61

LOCATION

East Butsfield is a small hamlet located approximately 4 miles from the village of Lanchester. Lanchester provides a range of shops, cafes along with primary and secondary schools. A wider range of shopping facilities and recreational activities can be found at Consett which is just over 4 miles from East Butsfield.

What3words ///plotting.deck.unsecured

DESCRIPTION

Ash View is an immaculately presented four bedroom detached property providing spacious accommodation throughout. The entrance hall provides access to the downstairs wc, dining area, main living room and stairs to the first floor. The living room has dual aspect windows and a feature log burning stove, set on a stone hearth, double glazed doors lead to the dining area. The dining area over looks the rear garden and leads to the kitchen which has a range of wall and base units, sink unit, double eclectic oven and hob and includes the fridge freezer. The inner hall leads to both the office with views to the rear and the utility room to the front, which has a sink unit,

space for a washing machine and tumble dryer, the utility has various storage cupboards. The first floor has four double bedrooms, the master with extensive fitted wardrobes and ensuite with wc, wash hand basin, shower cubicle with electric shower and fitted vanity units. Two further bedrooms benefit from fitted wardrobes. The family bathroom has a bath, wash hand basin and shower cubicle with electric shower. Externally the property has a double driveway, paved area to the side with storage shed. Front and rear gardens with stunning views over the beautiful countryside.

SERVICES

The property is served by mains electric, water and drainage and oil fired central heating.

COUNCIL TAX BAND

Durham County Council Tax Band D.

ENERGY PERFORMANCE CERTIFICATE

The property is EPC rating D6l.

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 Periodic Tenancy, 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.

VIEWINGS

Please contact Vickers & Barrass on 01325 728084 or 01388 730094 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 – October 2026
Photographs taken – October 2026

THINKING OF LETTING YOUR PROPERTY?

Thinking of letting your home, give the team a call to arrange a no obligation market appraisal on your property.
01325 728084
01388 730095

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

All tenants will be required to complete acceptable Anti Money Laundering and Right to Rent checks in order to proceed with a tenancy application.

PARTICULAR NOTES

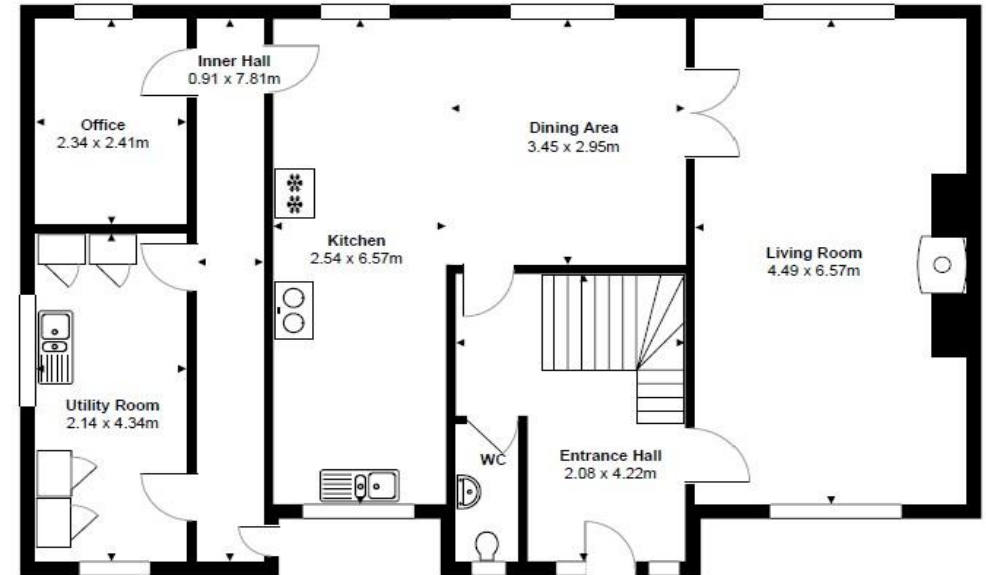
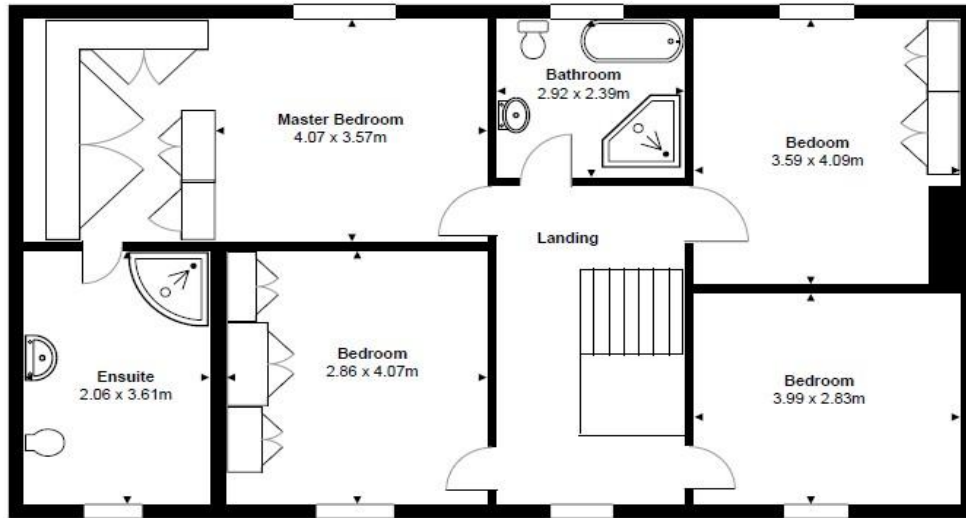
The particulars are set out as a general outline for the guidance of intending tenants, all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other details are given as a guide only and without responsibility. Any application for this property 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. the property. The Landlord reserves the right to generally amend the particulars or method of let.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	67 D
39-54	E		
21-38	F		
1-20	G		



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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