

BOWDER LODGE RABY MOOR

Burnthouses, Bishop Auckland

GSC GRAYS

PROPERTY • ESTATES • LAND

BOWDER LODGE, RABY MOOR BURNTHOUSES

Bishop Auckland, County Durham, DL13 5HG

A spacious four bedroom stone built detached house located in a stunning rural setting with far reaching views over the open countryside. The house has recently been upgraded to a high specification and the generous accommodation briefly comprises of : Open aspect entrance with staircase off, opening into the spacious living room, large kitchen breakfast room, utility room and downstairs cloakroom/w.c. Three very good double bedrooms and a good single room and impressive family bathroom. Driveway and patio areas to the rear and double garage all with far reaching views.

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Situation and Amenities

Burnthouses is a rural hamlet approximately 8 miles from the popular and historic market town of Barnard Castle with Darlington being approximately 13 miles and Bishop Auckland being approximately 8 miles. Local services can be found in the neighbouring villages of Cockfield and Staindrop providing a variety of shopping amenities, public houses and primary schools. Further educational opportunities can be found in Barnard Castle, Richmond and Darlington.

Accommodation

With an attractive hardwood entrance door opens into the open plan entrance with oak wooden flooring and staircase off, which in turn opens into the large living room with multi fuel stove with stone hearth, dual aspect windows to the front and rear together with Patio doors to the rear. There is an underrstairs cupboard and door leading into the spacious kitchen/dining room with the kitchen fitted with wooden grey base and wall units contrasting oak work surfaces with white and black trim tiled splashback,incorporating electric double oven, hob with extractor hood over, dishwasher and space for a large fridge/freezer. There is a matching central island providing further units, dual aspect windows to the front and side providing far reaching views from the dining area, together with wooden floor and spotlights. A door leads to the rear entrance hall/utility with a feature stone wall with coat hooks, wooden floor, plumbing for washing maichine and housing the boiler. There is a cloakroom/wc with hand basin and wooden floor.

To the first floor approached via an attractive oak and glass staircase with illuminated lighting to the stairs and leads to the landing giving access to three very good double bedrooms and a good single bedroom with bedroom two having a walk-in dressing area. The house bathroom is an impressive partly tiled room with raised bath with views over the rear garden and open countryside, a double walk-in shower enclosure with mains shower, hand basin in vanity unit with illuminated mirror over, w.c, further storage cupboard and white towel radiator with mirror, tiled floor and spotlights.

Externally, there is a low walled gravelled forecourt for easy maintenance and side gated driveway giving parking for several vehicles and good sized double garage. To the rear of the property there are flagged patio areas and a raised patio all with stunning far reaching views.















Terms and Conditions

The property shall be let UNFURNISHED by way of an Assured Periodic Tenancy at a rental of £1,650 per calendar month payable in advance by standing order. In addition, a bond of £1,903 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.





Insurance
Tenants are responsible for the insuring of their own contents.

Services and Other Information
The property is serviced by Oil Central Heating with mains electricity, drainage and water connected.

Local Authority and Council Tax
The local authority is Durham County Council.
The Council Tax is a Band E

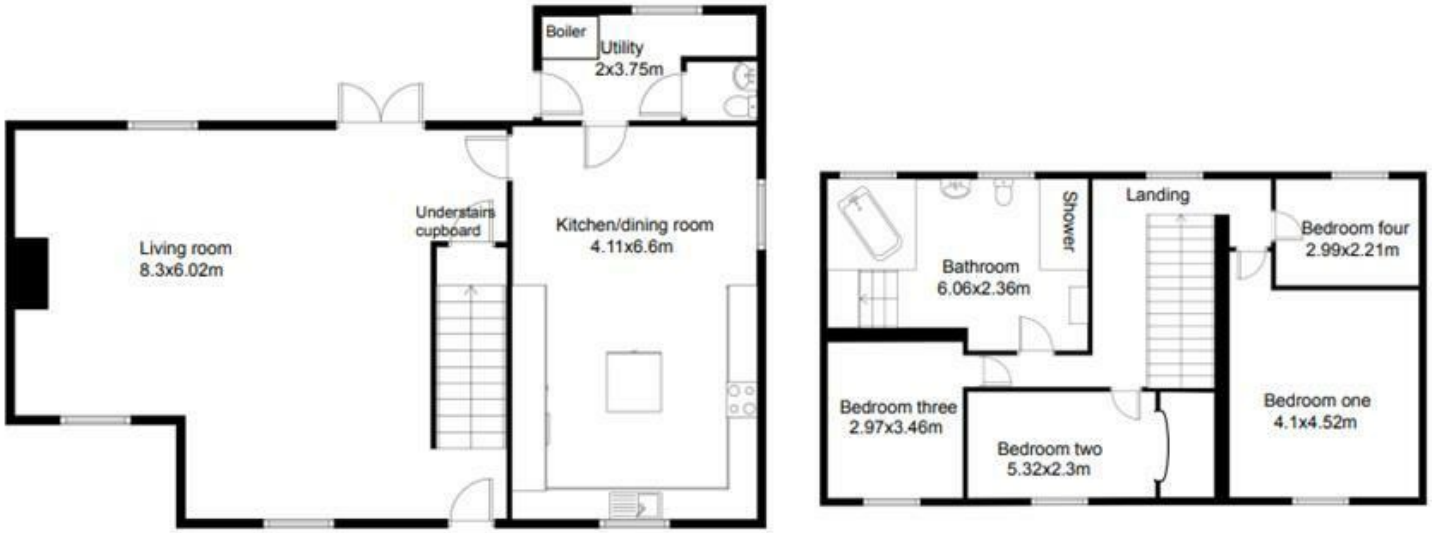
Smoking and Pets
Smoking is prohibited inside the property.
Pets shall not be kept at the property without the prior consent of the Landlord.

Viewings
Strictly by appointment only via GSC Grays 01748 897629

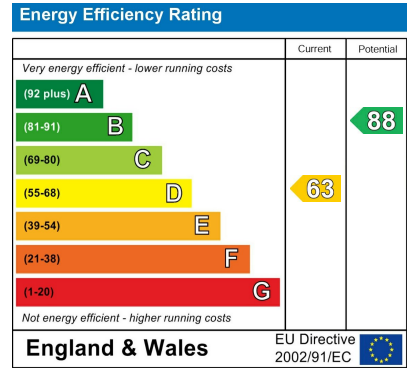
Particulars and Photographs
Particulars updated July 2026
Photographs taken September 2023

Disclaimer
GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All description, including photographs, dimensions and other details are given in good faith, but no warranty is provided. Statements made should not be relied upon as fact and anyone interested must satisfy themselves as to their own accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any errors these particulars may contain however caused.
4. Any plan is for guidance only and not drawn to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars should be deemed to be a statement that the property is in good condition, repair or otherwise, nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only and should be used as such by any prospective purchaser.





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