

3 MILL COTTAGES

Rushyford, Ferryhill, County Durham DL17 0LS

GSC GRAYS

PROPERTY • ESTATES • LAND

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3 Mill Cottages is an attractive mid-terraced stone built cottage recently renovated to a high standard and offers very comfortable accommodation with panoramic views over open countryside.

The accommodation comprises of: entrance hall with staircase off, living room with stone fireplace and hearth with open fire, grey laminated floor and understairs cupboard. There is a kitchen/breakfast room fitted with a range of modern white base and wall units with contracting grey marble effect work surfaces incorporating electric oven, hob and extractor over, stainless steel sink with mixer tap and washing machine, together with grey laminated floor and door leading to a rear entrance porch which houses the oil boiler. There is a further inner hall which leads to the ground floor bathroom and comprises of a white suite, a bath with mains shower over, pedestal hand basin and w.c., along with an illuminated mirror and chrome towel radiator with grey tiled effect walls and grey laminated floor.

To the first floor there are two very good-sized double bedrooms, both fitted with wardrobes and have excellent views over the open countryside.

Externally, there is a walled easy maintained front garden with flowerbeds and to the rear which has shared access to two outbuildings, one housing the oil tank and the other is a small workshop.

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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

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GSCGRAYS.CO.UK





Location and Amenities

The cottage is situated in a rural position on the entrance to a working farm between Ferryhill and the historic market town of Bishop Auckland providing a variety of shops and cafes together with schools, churches and a hospital. The nearby town of Newton Aycliffe offers further shopping and leisure facilities together with schools. The historic market towns of Durham, Darlington and Barnard Castle are within easy travelling distance.

Bishop Auckland 5 miles, Darlington 14 miles, Barnard Castle 18 miles and Durham City 9 miles (all mileage is approximate).

Terms and Conditions

The property is offered as a periodic tenancy only, at a rental figure of £700 per calendar month, payable in advance by standing order. In addition, a deposit of £807 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.

Smoking and Pets

Smoking is prohibited inside the property.
Requests for pets will be reasonably considered.

Local Authority and Council Tax

Durham County Council, believed to be Band B. Tel: 03000 26 4000

Services and Other Information

The property is served by oil fired central heating, with mains electricity and drainage connected.

Viewings

Strictly by appointment only via GSC Grays 01748 897629

Particulars and Photographs

Particulars updated September 2026.
Photographs taken May 2023 and March 2025.

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.



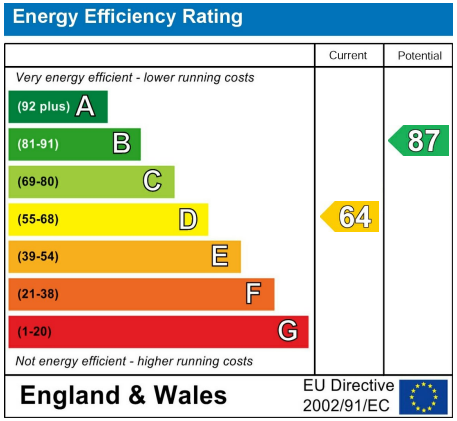


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Ground Floor Total Floor Area 80m2 First Floor

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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