



The Farmhouse, Leazes Farm, Leazes Lane, Wolsingham, DL13 3DS
£2,000 per calendar month £2,300 deposit

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

A fantastic opportunity to let a newly refurbished, beautifully finished, three bedroom farmhouse on the outskirts of the popular market town of Wolsingham

- Spacious farmhouse
- Generously proportioned living accommodation
 - Three double bedrooms
 - Four bathrooms
 - Extensive gardens
- Driveway with parking for multiple vehicles
 - Energy performance rating B 81



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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 ///marketing.timed.blushed

DESCRIPTION

The Farmhouse 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, tiled flooring throughout the ground floor of the property and oak flooring to the first floor.

The property has its own gated entrance, enclosing the property and its gardens situated to the front. Entering the property there is an impressive hallway

with oak staircase rising to the first floor and doors radiating to the ground floor living accommodation.

The kitchen lies to the front of the property and is a large spacious room with space for a large dining table with views to the front garden and to the countryside beyond. There are stylish sage green kitchen units with soft close doors and drawers, and marble worktops. There is an integrated double oven, fridge/freezer, dishwasher and induction hob with extractor fan over. There is an island style breakfast bar for more informal dining. The living room is another well proportioned room with a dual aspect and a stone fireplace with wood-burning stove.

There is a home office which could be utilised as an additional double bedroom with a window to the rear. The room has a useful floor socket for a desk too.

The utility room lies to the rear of the property having plumbing for a washing machine and tumble dryer and stainless steel sink set within sage

units. From the utility room there is a boot room with seating and coat hooks, and access to the rear of the property. From the utility room there is a ground floor shower room with shower, WC, wash basin set within a vanity unit, and heated towel rail.

To the first floor, there are three double bedrooms, two ensuite. The main bedroom is a large bedroom with a dual aspect enjoying far reaching countryside views. The room has an ensuite shower room, fully tiled with shower, WC, wash basin set within a vanity unit with light up mirror and towel rail. The second bedroom is another good sized double bedroom having oak beam detailing, stylish light fittings, views to the front of the property and an ensuite shower room. The ensuite is fully tiled with a shower, WC, wash basin set within a vanity unit, heated towel rail and frosted window to the side of the property. The third bedroom is also a double with exposed beams and a window to the rear of the property.



The family bathroom is fully tiled with a low level frosted window to the rear and comprises a bath with rainfall showerhead over, WC and wash basin sat within a stylish vanity unit with light up mirror.

Externally, the property has a walled garden with lawn and mature shrub borders. There is a larger lawned garden with a small orchard to the far side of the driveway into the property. The driveway is enclosed by gates and has parking for multiple vehicles and electric charging points for two vehicles.

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 81.

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. 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.

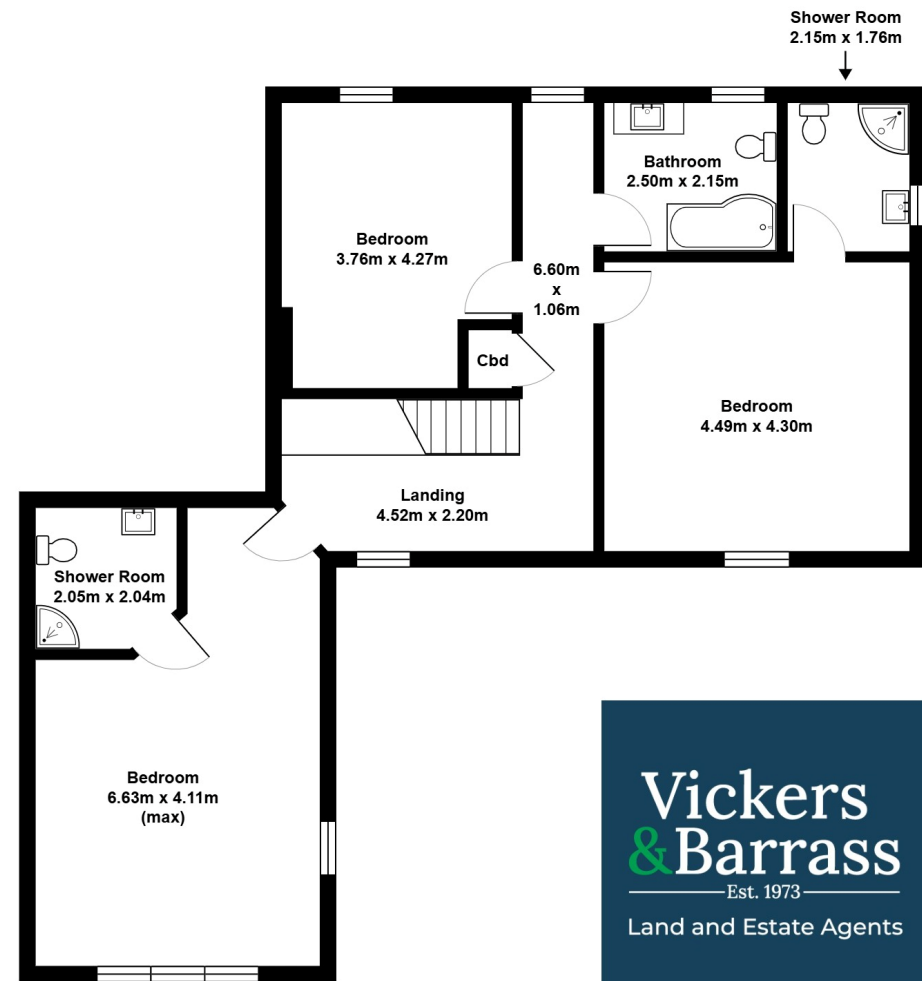
The particulars have been prepared in accordance with the Business Protection from Misleading Regulations to give a fair overall view of the property.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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