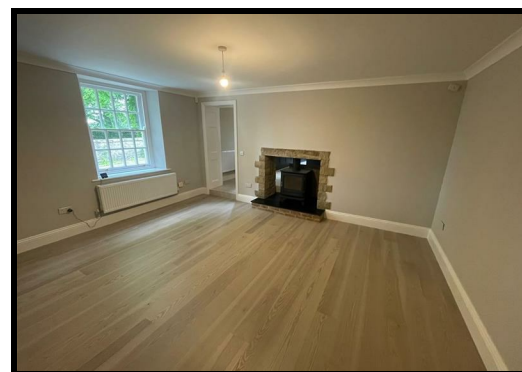




## 1 Stubb House Cottages , Winston £1,350 Per Month

A rare opportunity has arisen to rent a highly individual, luxurious and unique residence. Stubb House Cottage is set in an enviable and idyllic setting on a private gated rural estate located in between the villages of Winston and Whorlton. This charming residence has been sympathetically refurbished to the highest of standards and offers outstanding and flexible accommodation. With accommodation over two floors including a welcoming entrance hallway, a cloakroom, a living room, a further reception room, a study/home office, a stunning kitchen / dining room, a utility room, a principal bedroom with en suite shower room, two further bedrooms and a family bathroom. There is a patio area which is ideal for outdoor entertaining. Offering impressive, ready to move into accommodation, the need for internal viewing is paramount in order to appreciate this beautiful residence.



# 1 Stubb House Cottages , Winston

## Location

Stubb House Cottage occupies a most pleasing position on a private gated rural estate in between Winston and Whorlton. The beautiful Market Town of Barnard Castle is a short drive away and offers a wide range of amenities including shops, restaurants, Banks and a Post Office as well as professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away as are the North Yorkshire Moors and Lake District all of which are perfect for outdoor enthusiasts. For schooling, there is a Primary School, while secondary education is available at Teesdale School. The prestigious Barnard Castle School is close by providing private education from 4-18 years; Prep School 4-11 years and Senior School 11-18 years.

## Entrance Hallway

The property is entered through a wooden door leading into a most welcoming entrance hallway. The hallway is warmed by a central heating radiator, is tastefully decorated in neutral tones and benefits from wood flooring.

## Living Room

The beautifully presented living room is situated to the front elevation of the property. Warmed by two central heating radiator's, tastefully decorated in neutral tones incorporating a stylish feature wall and benefiting from two wood framed double glazed windows, a beamed ceiling and a wooden fire place with a granite hearth and a traditional log burning stove.

## Kitchen / Dining Room

The newly fitted open plan kitchen / dining room installed by Jolly's is simply stunning. The kitchen is fitted with a comprehensive range of wall, floor and drawer units with contrasting granite worktops incorporating a Belfast sink. The kitchen benefits from a tiled floor, a beamed ceiling, a centre Island, three wood framed double glazed windows to the front, side and rear elevations and a number of integrated appliances including a Neff electric oven, a Neff microwave, a Neff dishwasher, a wine cooler and an electric hob with overhead extractor hood. The dining room is warmed by a central heating radiator, is tastefully in neutral tones incorporating a stone feature wall and benefits from a tiled floor, a wood framed double glazed window and an Inglenook fire place with a granite hearth and a log burning stove.

## Utility Room

The utility room is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The utility room benefits from wood flooring, a ceiling light and plumbing for an automatic washing machine. A partially glazed wood door leads out to the rear of the property.

## Cloakroom

The cloakroom is warmed by a central heating radiator, has a wood framed double glazed window with privacy glass, wood flooring and is fitted with a modern suite comprising of a wash hand basin and a low level WC.

## Living Room / Family Room

A further living room with a wood framed double glazed window

overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from wood flooring and a stone fire place with a granite hearth and a log burning stove. This versatile room could alternatively be used as a fourth bedroom.

## Study / Home Office

The study / home office has a wood framed double glazed window overlooking the courtyard. Warmed by a central heating radiator and tastefully decorated in neutral tones.

## First Floor Landing

A staircase leads to the first floor landing. The landing is tastefully decorated in neutral tones and benefits from two wood framed double glazed windows and a cupboard which houses the water tank.

## Principal Bedroom

A double bedroom with a wood framed double glazed window overlooking the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from inset spotlights to the ceiling, two wardrobes providing useful storage and an adjoining En suite shower room.

## En Suite Shower Room

The En suite shower room has a tiled floor and walls, inset spotlights to the ceiling and is fitted with a modern suite comprising of a shower cubicle with shower, a wash hand basin inset into a vanity unit, a low level WC and a towel radiator.

## Bedroom Two

A double bedroom warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a wood framed double glazed window, inset spotlights to the ceiling and a built in cupboard providing useful storage.

## Bedroom Three

A further bedroom warmed by a central heating radiator and benefiting from a wood framed double glazed window, inset spotlights to the ceiling and a built in cupboard providing useful storage.

## Bathroom

The family bathroom has a tiled floor, partially tiled walls, a wood framed double glazed window, inset spotlights to the ceiling and is fitted with a modern and most contemporary suite comprising of a bath, a shower cubicle with shower, a wash hand basin inset into a vanity unit and a low level WC.

## Externally

Externally there is a patio area which is ideal for outdoor entertaining.

## General Remarks

Gardens and lawns will be maintained by the landlord.

Broadband fibre is in place at the property at an additional cost of £34.80 month.

The tenant will be liable for the septic tank and water charges at a monthly charge of £18pcm

