



# RIVERSIDE BRIDGE END

Barnard Castle, County Durham DL12 9BN



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# RIVERSIDE BRIDGE END

Barnard Castle, County Durham DL12 9BN

A rare opportunity to acquire a three bedroom, three storey Grade II listed property situated on the side of the River Tees with stunning views down the river as well as towards the Castle. Currently run as a successful holiday rental, the property is offered to the market with no onward chain.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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### Accommodation

The accommodation briefly comprises an entrance hall, cloakroom/wc, a generous kitchen/dining room, living room, three bedrooms and a house bathroom.

### Ground Floor

With entrance door to front elevation, door to cloakroom/wc, staircase to first floor, staircase to lower floor with living room and further door to kitchen/dining room. The kitchen/dining room boasts a matching range of wall and base units incorporating beech block worktops with integrated electric oven and hob space and plumbing for washing machine and dishwasher. The room boasts a triple aspect with stunning views down the River Tees.

### Lower Floor

With door to living room with dual aspect windows and views down the River Tees and up to the Castle, feature fireplace and built-in storage cupboard.

### First Floor

With doors to three double bedrooms with excellent views through picture windows and having a house bathroom comprising a four piece suite with walk-in shower cubicle, panelled bath, pedestal wash hand basin and low level wc.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

The property is currently subject to small business rates.

### Particulars

Particulars written in January 2024.

Photographs taken in January 2024.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

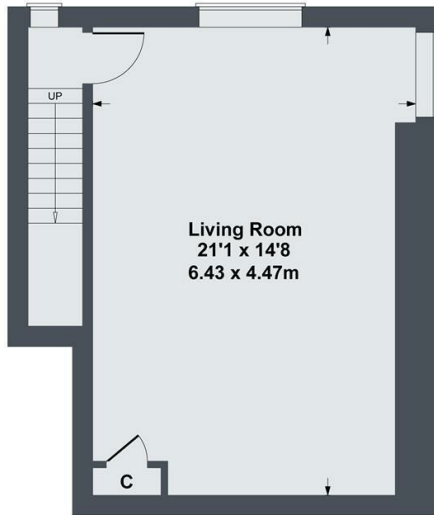
### Agents note

Furniture and white goods are available by separate negotiation.



## 5 Riverside, Barnard Castle

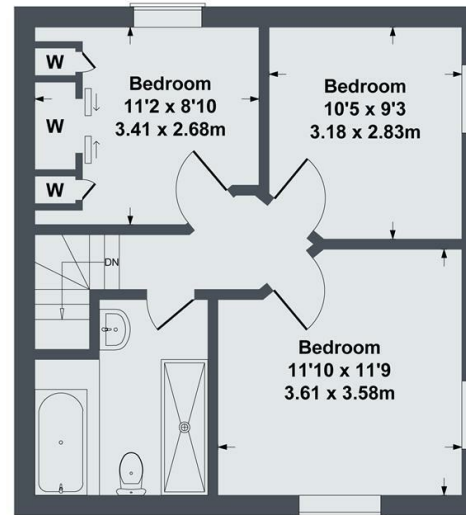
Approximate Gross Internal Area  
1313 sq ft - 122 sq m



LOWER GROUND FLOOR



GROUND FLOOR



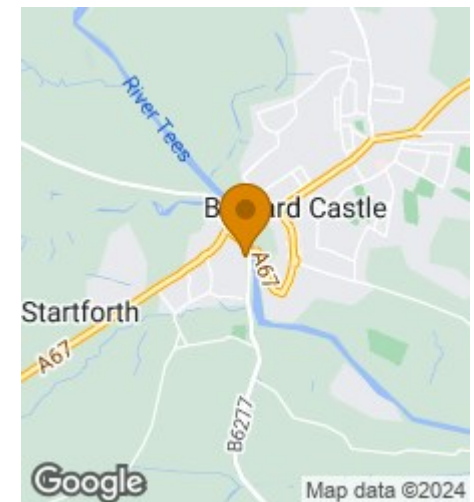
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Disclaimer Notice

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 descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is 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 shall 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.