



116 GALGATE

Barnard Castle, County Durham DL12 8BJ



GSC GRAYS
PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8BJ

A truly stunning Grade II listed property situated in the heart of the highly sought after historic town of Barnard Castle. The accommodation briefly comprises a living room, dining room, study, breakfast/kitchen, utility room, cloakroom/wc, master bedroom with en-suite bathroom, two further double bedrooms and a house bathroom. Externally, there is an enclosed rear garden.

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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Ground Floor

With entrance hall leading directly into the dining room with wooden flooring, exposed stone chimney breast and window to front elevation with fitted blind. The living room has a stone period fireplace with inset log burning stove, flag stone flooring and window to front elevation with fitted blind. The study has a sash window to the rear with tiled floor and large built-in storage cupboard. The breakfast/kitchen boasts a matching range of base units with gas fired Aga and island unit, dual aspect windows and space and plumbing for dishwasher, door to rear garden and door to utility room with cloakroom/wc.

First Floor

With galleried landing with window to side elevation and doors to all bedrooms. The master bedroom has a window to front elevation, an open doorway through to en-suite bathroom with freestanding bath, vanity wash hand basin and low level wc. Bedroom two has a window to front elevation and walk-in wardrobe. Bedroom three is found to the rear of the property with views over the rear garden. The house bathroom includes a walk-in shower, pedestal wash hand basin and low level wc.

Externally

To the rear of the property is an enclosed rear garden mainly laid to paving with mature planted borders.

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.

For Council Tax purposes the property is banded C.

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.



116 Galgate, Barnard Castle

Approximate Gross Internal Area
1658 sq ft - 154 sq m

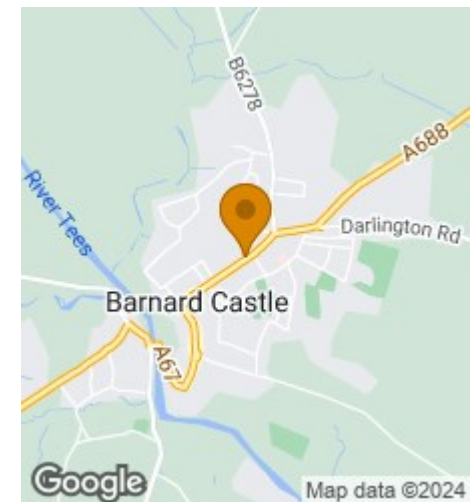


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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