



# 15 VERE ROAD

Barnard Castle, County Durham DL12 8AE



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8AE

We are delighted to present this stunning, immaculately presented two-bedroom stone built terraced property renovated to a very high standard and with exceptional links to local shops and amenities. This property is currently run as a highly profitable Airbnb, further details are available upon request. All furniture can be sold by separate negotiation. No onward chain.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles, Durham Tees Valley Airport 27 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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## Accommodation

### Ground Floor

As you enter the spacious living and dining room you are greeted with a stunning cast iron wood burning stove, wooden flooring and ample light provided by the double glazed windows at either end of the room. This leads into the beautifully re-decorated kitchen, with bespoke wall and base units, electric hob and oven, stainless steel extractor fan and feature design wallpaper. Access to the rear yard is provided from the kitchen.

### First Floor

The master bedroom is accessed to your left at the top of the landing, with incredible light provided from the double glazed bay window. The second bedroom has ample space for a double bed and a window with views to the front elevation. The bathroom comprises floor to ceiling tiling and a standing shower as well as matching lavatory and wash basin, heated towel rail and with light coming from the double paned frosted window.

### Externally

An easily maintainable yard is accessed from the kitchen to the rear of the property with access to Barnard Castle centre provided by the gate at the rear.

### Parking

On street parking is available for this property with the Barnard Castle Cricket Club car park opposite.

### 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 A.

### Particulars

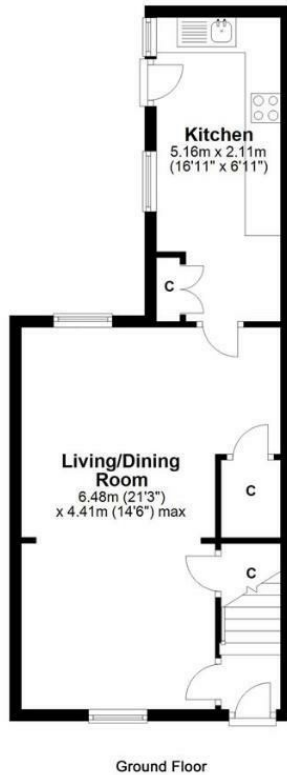
Particulars written in February 2024.

Photographs taken in February 2024.

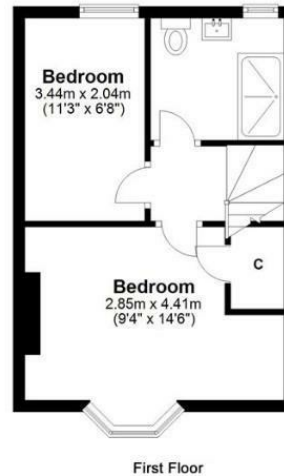
### Services and Other Information

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



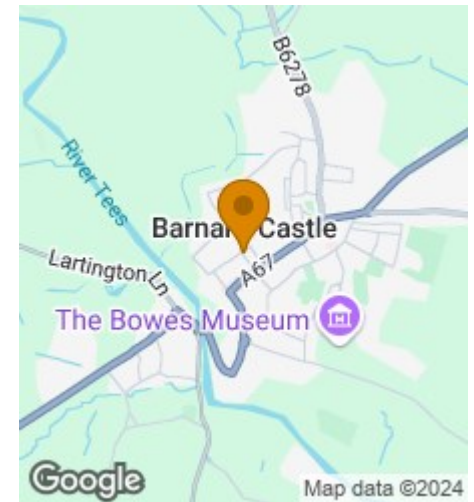


## 15 Vere Road Barnard Castle



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.