

9 ULLATHORNE RISE

Barnard Castle



GSC GRAYS
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9 ULLATHORNE RISE

Barnard Castle, Durham, DL12 9BQ

An impeccably presented five-bedroom detached property occupying an elevated plot, with multi-generational living opportunities, and incredible views towards the ruins of Barnard Castle.

SITUATION

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 17 miles, Durham 26 miles (please note all distances are approximate). The property is located in the sought after village of Startforth, west of the historic and popular market town of Barnard Castle. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.



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The Property

9, Ullathorne Rise offers a unique opportunity to purchase a perfect family home, with a self-contained ground-floor apartment providing multi-generational living opportunities, as well as the potential for rental options or W.F.H. On the first floor you will find a spacious living room, dining room, comprehensive kitchen, three bedrooms, a family bathroom and a conservatory with a stunning view of the garden.

Ground Floor

The entrance to the apartment is via a glazed front porch and provides a sitting room, double bedroom, both with double glazed patio windows to the front aspect of the property and views towards the Castle.

The bespoke designed kitchen has an electric oven and glass hob, and a comprehensive range of matching wall and base units plus a large fridge freezer and a handy pantry with floor to ceiling shelving. The bathroom features a free standing shower, wash basin, WC and heated towel rail. There is also a useful store room with a washing machine.





First Floor

The main house is on the first floor and comprises of three bedrooms, a family bathroom, kitchen, dining room, living room, small study and conservatory. The landing leads into the conservatory, with floor to ceiling windows and views to the impeccably presented rear tiered garden and stone paved patio. The upstairs kitchen comprises of a range of matching wall and base units, with an electric double oven, 5 burner gas hob and stainless steel sink.

The dining room can be accessed from the kitchen and has a security patio door to the rear garden, and access to the generously sized living room. The living room has a gas feature fireplace and incredible views over the ruins of Barnard Castle. Adjacent to the living room is a small study. The three good sized bedrooms all have space for a double bed, one with a range of fitted wardrobes and they have views of either the garden or the castle. All main rooms have covings.



Ground Floor Apartment

The fourth bedroom, with fitted wardrobes, has a view of the castle and an adjacent shower room with a white suite and heated electric towel rail.

There is a substantial utility/craft room with a washer, sink and gas fired C.H. boiler. There is a good range of storage cupboards.

Externally

To the rear of the property is an amazing tiered garden attractively presented with a stone slabbed patio and lawned terrace with an array of lovely trees and plants especially designed for year-round interest.

The garden can be accessed from the conservatory and dining room and surrounds the property on all four sides. In addition there are two sheds, one with power and lighting.

Parking

Private off-street parking is available on the drive for at least three cars, with further on-street options available if required.

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 F.

Particulars

Particulars written in April 2024.

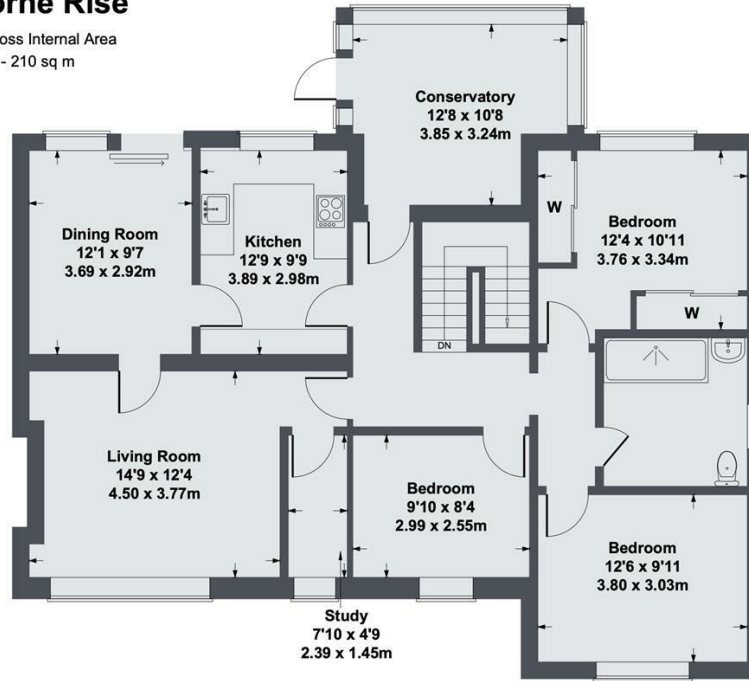
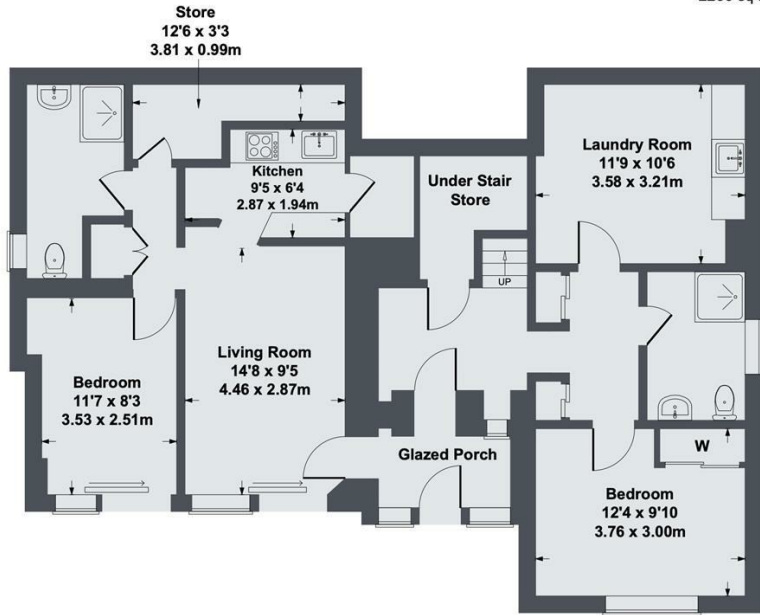
Photographs taken in April 2024.

Services and Other Information

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

9 Ullathorne Rise

Approximate Gross Internal Area
2260 sq ft - 210 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	85
	EU Directive 2002/91/EC	



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