



# 5 WATERLOO YARD

Barnard Castle, County Durham DL12 8YA



**GSC GRAYS**  
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# 5 WATERLOO YARD

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Waterloo Yard truly is one of Barnard Castle's hidden gems. Available with no onward chain. This cosy, stone built, one bedroom cottage offers a perfect peaceful retreat.

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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## Accommodation

### Ground Floor

As you enter the property, you are greeted by open plan living accommodation with slate tiles throughout. The main living space offers plenty of room for comfortable living with additional storage under the stairs. The traditional cottage kitchen incorporates wooden wall and base units, Belfast sink, solid wood worktops with drainer, gas oven, hob and extractor fan, space for white goods and storage cupboard.

### First Floor

A single skylight provides light to the first floor with storage cupboard. A spacious double bedroom with awning window overlooking the rear alleyway. The tiled bathroom has a bath with overhead shower, pedestal sink and WC.

### Externally

The cottage is accessed by a public alleyway and has a quaint private walled courtyard with space for a table and chairs.

### 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 B.

### Particulars

Particulars written in August 2024.

Photographs taken in August 2024.

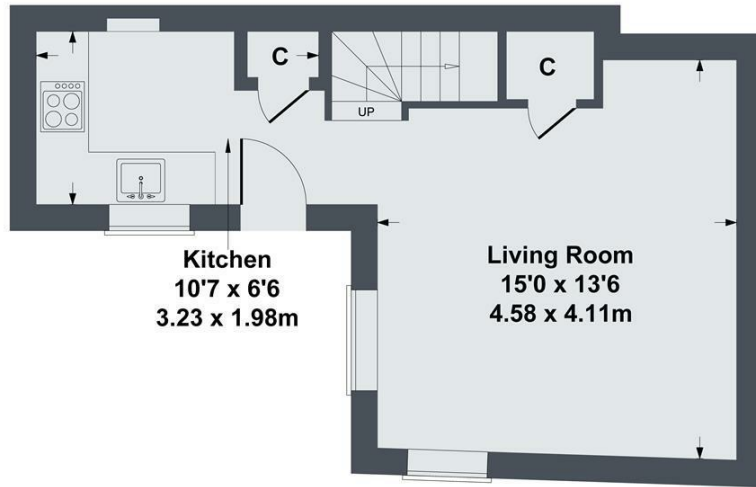
### Services and Other Information

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

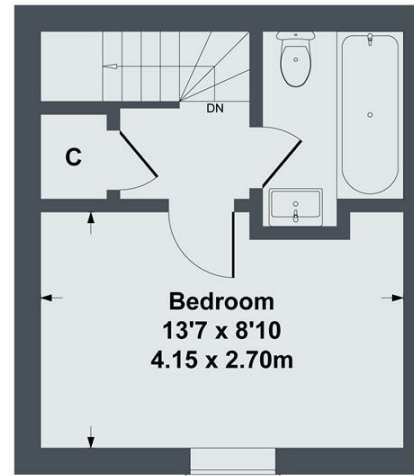


# 5 Waterloo Yard, Barnard Castle

Approximate Gross Internal Area  
506 sq ft - 47 sq m



**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) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">86</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	
(55-68) <b>D</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

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.