



MISTLETHWAITE BARNINGHAM ROAD  
Newsham



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# MISTLETHWAITE BARNINGHAM ROAD

North Yorkshire, DL11 7RD

We are delighted to offer a superbly presented three bedroom semi-detached home, situated in the highly sought after village of Newsham.

## ACCOMMODATION

- \* Village location
- \* Three bedrooms
- \* Double reception room
- \* Conservatory
- \* Garage
- \* Solar panels



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## Situation & Amenities

Barnard Castle 7 miles, Richmond 8 miles, Darlington 17 miles, A1(M) Scotch Corner 9 miles, Harrogate 50 miles, Newcastle Upon Tyne 51 miles, York 55 miles. Please note all distances are approximate.

The nearby historic market towns of Richmond and Barnard Castle offer a wide variety of amenities. Richmond is rich in Georgian architecture and also boasts a number of historical sites including the Castle with its Norman origins, the renowned Georgian Theatre and The Station, a restored Victorian railway station, which features a restaurant, cinema, gallery, and is also home to a number of artisan food producers and is a popular attraction. The historic town of Barnard Castle offers a wide range of amenities including national and local retailers, sports centre, state and private educational opportunities at both primary, secondary and sixth form level, a traditional weekly market and monthly farmers market. Barnard Castle also has a castle, riverside walks and the Bowes Museum is on the outskirts of town.





### Accommodation

The accommodation briefly comprises entrance hall, cloakroom wc/utility room, double reception room, conservatory, kitchen, breakfast room, three bedrooms and a house bathroom. To the exterior there is a front garden, terrace rear garden, garage and driveway.

### Ground Floor

With glazed entrance door to hallway with staircase to first floor and doors to ground floor accommodation. The cloakroom/wc has a window to front elevation and space and plumbing for washing. The property has a double reception room providing space for living and dining with bow window to front elevation, cast iron log burning stove and sliding doors to conservatory. The conservatory is double glazed with views over the rear garden and double doors to patio area. There is a fitted kitchen with matching range of wall and base units incorporating sink unit, built-in electric hob, double oven, dishwasher and open arch through to breakfast room. The breakfast room has a door to rear garden and a personal door to garage.



### First Floor

There are three double bedrooms on the first floor and house bathroom comprising step-in shower cubicle, vanity wash hand basin and low level WC.

### Externally

To the exterior of the property there is an easy maintenance front garden, enclosed terrace rear garden with planted borders, garden shed, side access gate and patio area.

### Garage

Having entrance door to driveway with power, light, sink and oil fired central heating.

### Driveway

Providing off-street parking for two vehicles.

### Solar Panels

A bank of solar panels mounted to the rear of the property with battery system.

### 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 E.

### Particulars

Particulars written in October 2024.

Photographs taken in October 2024.

### Services and Other Information

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

# Mistlethwaite, Barningham Road, Newsham, DL11 7RD

Approximate Gross Internal Area  
1436 sq ft - 133 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>	75	85
	EU Directive 2002/91/EC	



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