



# CASTLE VIEW 3 BRIDGE END

Startforth, Barnard Castle, County Durham DL12 9BE



**GSC GRAYS**

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# CASTLE VIEW 3 BRIDGE END

Startforth, Barnard Castle, County Durham DL12 9BE

This charming detached house is located in the picturesque area of Bridge End, Barnard Castle and boasts a delightful double frontage with large bay windows and views over the river onto the castle.

The two spacious reception rooms are perfect for entertaining guests or relaxing and the refurbished, modern kitchen space is a true highlight of this home. There are two generous bedrooms with ample storage opportunities and a stylish family bathroom.

This property offers the perfect space for a growing family or a peaceful retreat with the potential to convert back to 3 bedrooms if need be.



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### Situation & Amenities

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.

### Ground Floor

Castle View has been renovated to the highest standard. Both reception areas obtain front facing views to overlook the Castle. The living room is the perfect space to relax whilst the other side of the property boasts an open plan kitchen/diner. The kitchen has been expertly designed with matching wall and base units, marble worktops with drainer and sink and integrated fridge freezer. The kitchen elongates across the rear of the property providing access to the rear courtyard. In addition, there is a quaint utility space with WC and plumbing for washer and dryer.

### First Floor

The first floor landing provides access to both bedrooms and the extended family bathroom. The dual aspect master bedroom is a luxurious space with views to the rear and at the front overlooking the Castle. The family bathroom has been redesigned to accommodate both separate shower and bath, pedestal sink and WC. The second bedroom provides space for a double bed and leads to a large storage closet. The loft space has been fully boarded and can be accessed via a hatch with a pull down step ladder.

### Externally

To the rear of the property is a south facing paved courtyard with access to the rear. There is also a walled, paved courtyard to the front of the property.

### 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 D.

### Particulars

Particulars updated in December 2024.

Photographs taken in August 2024.

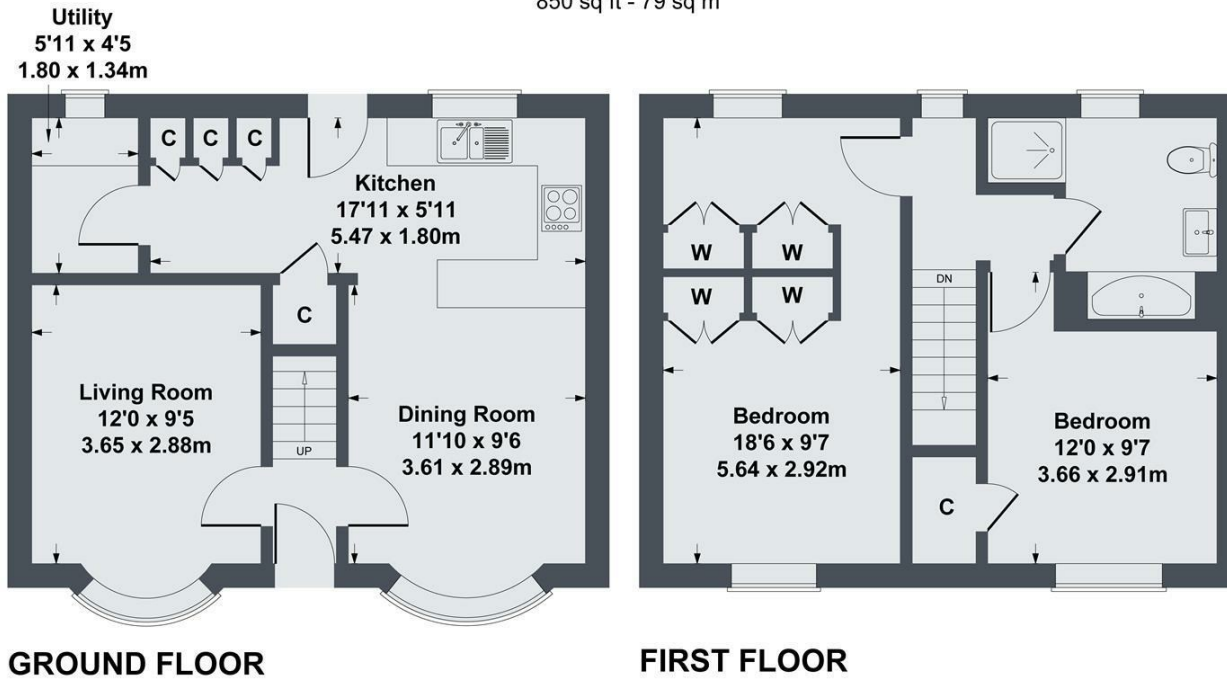
### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating. There are satellite/tv points in both reception rooms and the two bedrooms.



# Castle View, 3 Bridge End, Barnard Castle

Approximate Gross Internal Area  
850 sq ft - 79 sq m

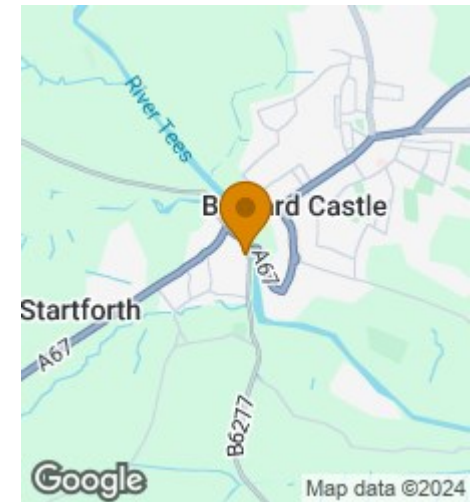


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Disclaimer Notice

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