



# 58 BARTLEMERE

Barnard Castle, County Durham DL12 8LR



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8LR

58 Bartlemere is a detached house situated in the sought after market town of Barnard Castle. The accommodation briefly comprises of an entrance hall, WC, lounge, kitchen/dining room, first floor landing, two double bedrooms, single bedroom and family bathroom. Externally, the property has front and rear gardens, off-street parking for two/three vehicles and gated access to the rear garden.



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### Location & 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.

### Accommodation

#### Ground Floor

The property comprises an entrance hall, lounge, a kitchen/dining room with a modern range of wall and base units with electric oven, hob and extractor and door to cloakroom/WC. The reception room has views over the front aspect with electric fireplace with wooden surround.

#### First Floor

To the first floor, the landing has doors to three bedrooms and a house bathroom. The master bedroom has views to front elevation with far-reaching views. There is a further double bedroom and single bedroom on the first floor as well as a house bathroom. The bathroom comprises a three piece suite including a panelled bath, overhead electric shower, pedestal hand basin and low level WC.

### 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 C.

### Particulars

Particulars written in January 2025.

Photographs taken in January 2025.

### Services and Other Information

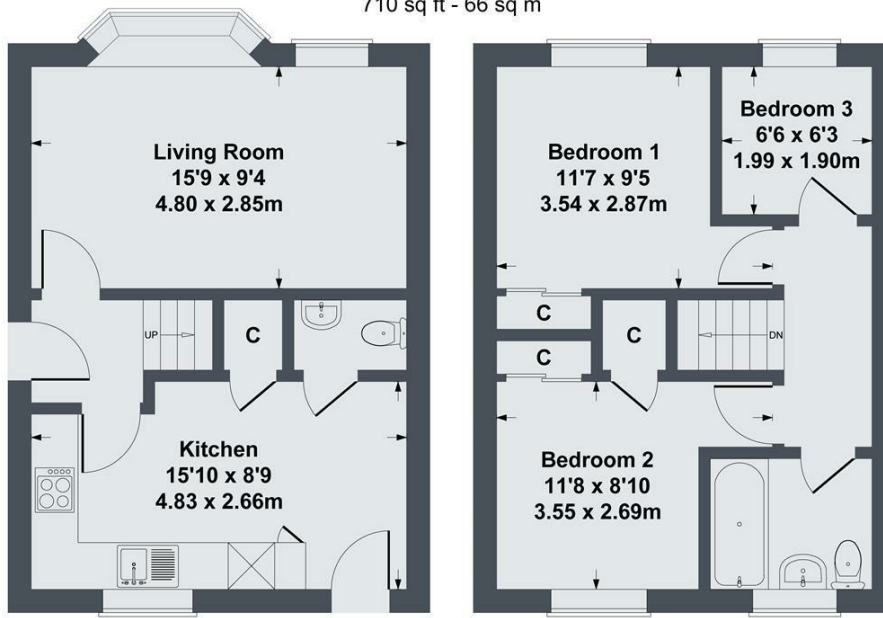
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.



# 58 Bartlemere, Barnard Castle

Approximate Gross Internal Area

710 sq ft - 66 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</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>		EU Directive 2002/91/EC	



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