



2 CASTLE COURT

Startforth, Barnard Castle, County Durham DL12 9DU



GSC GRAYS

PROPERTY • ESTATES • LAND

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Castle Court is the perfect example of a second step family home on the edge of Barnard Castle with breath-taking views of the castle ruins. The accommodation briefly comprises three generous sized bedrooms, separated living space from the kitchen/diner and benefits from a garage and designated parking.

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

The ground floor provides ample space accessed from the hallway upon entrance. The dual aspect living room features a gas effect fire with ornate marble and hearth, oak flooring and a large bay window with the view across to the castle and river. The kitchen has been equipped with fitted wall and base units, tiled splashback, sink with mixer tap and draining board, electric oven, gas hob and extractor fan. The kitchen open through to the dining area where patio doors leads out to the front courtyard. Additionally, there is a utility room with external door to the side of the property and further storage units and space for washing machine and fridge/freezer. The ground floor also benefits from a WC.

First Floor

Three sizeable bedrooms all enjoy the view out to the Castle. The master bedroom benefits from a separate en-suite bathroom with shower, vanity sink and WC. There is also a double cupboard with additional space for storage. The family bathroom includes partially tiled walls, bath with overhead shower, pedestal sink, heated towel rail and WC.

Externally

The property is accessed via a walled garden with mature plants, pathway leads to the main door and also across the side of the property through to the decked courtyard overlooking the Castle.

Parking

Castle Court has a designated parking space for one vehicle and a single garage with up and over door.

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.

Owners Insight

"I love everything about the house, from the spectacular views of the castle, river and picnic area to the privacy of the courtyard and the charm of the stone-built house. The easy to maintain cottage garden, bordered by a lovely stone wall provides privacy. It's accessed via a bespoke ornate-iron gate, adding more character. It's perfectly located near the town centre, with beautiful walks all around and wonderful neighbours too."

Agent's Note

Please note, probate is pending. Contact GSC Grays Barnard Castle Office for further information.

Particulars

Particulars written in January 2025.

Photographs taken in January 2025.

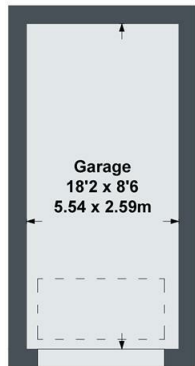
Services and Other Information

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

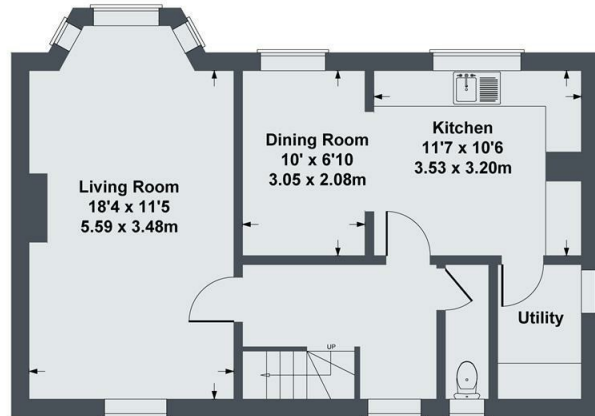


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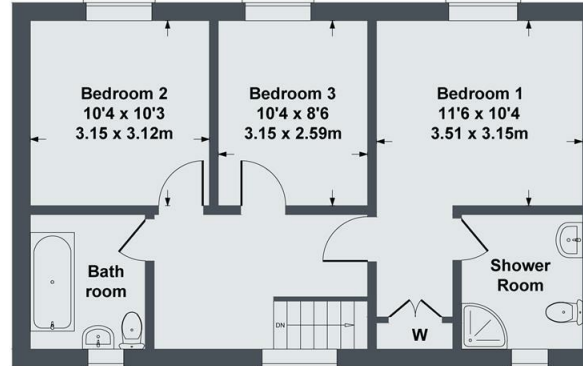
Approximate Gross Internal Area
1300 sq ft - 121 sq m



GARAGE



GROUND FLOOR



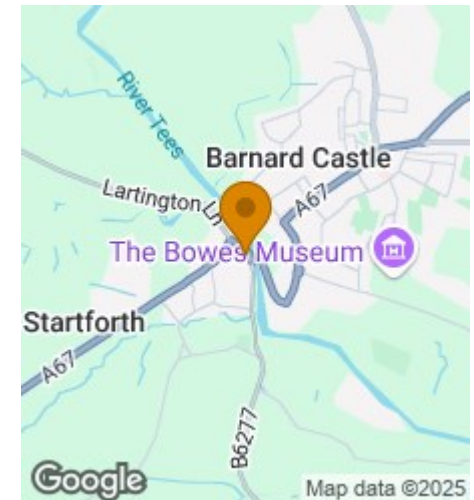
FIRST FLOOR

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) A | | | 82 |
| (81-91) B | | | |
| (69-80) C | | 69 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.