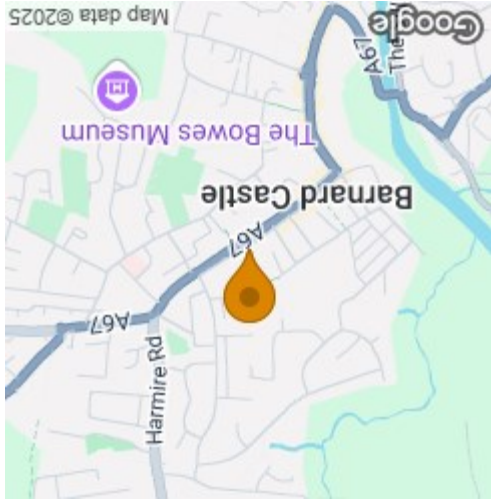


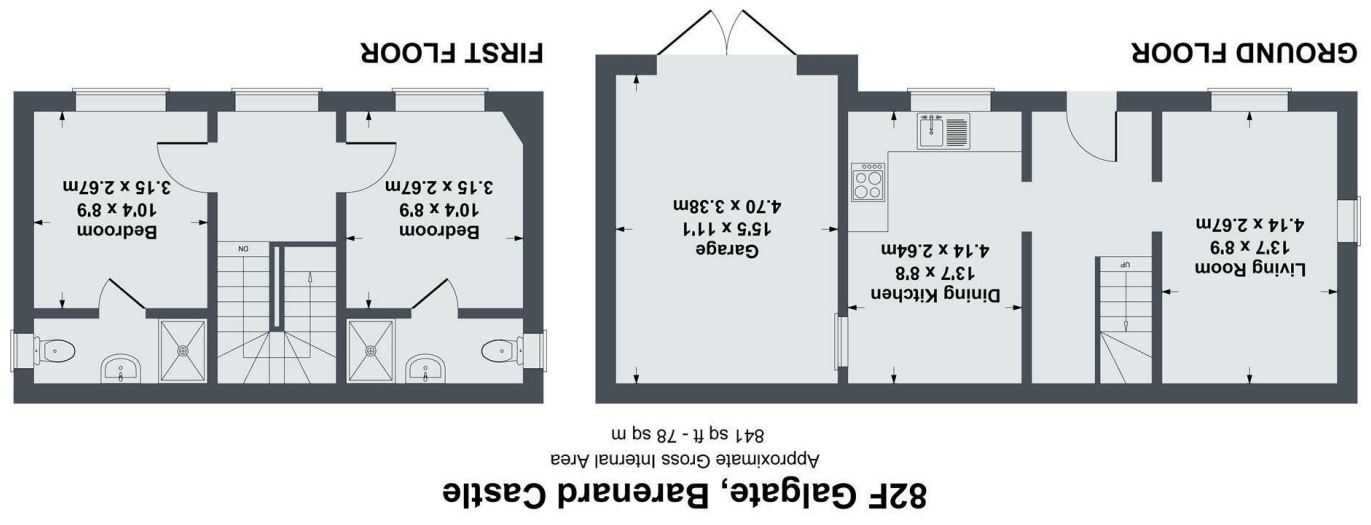
- GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
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 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise 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.

Disclaimer Notice



Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 plus)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (69-80)
F (21-38)	B (81-91)
G (1-20)	A (92 plus)
70	50
EU Directive 2002/91/EC	
England & Wales	

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 Potterplains Ltd. 2025



82F Galgate, Barnard Castle
 Approximate Gross Internal Area
 841 sq ft - 78 sq m



82F GALGATE

Barnard Castle, County Durham DL12 8BJ



82F GALGATE

Barnard Castle, County Durham DL12 8BJ

We are delighted to offer this two bedroom new style period cottage situated in the heart of the highly sought after market town of Barnard Castle. The property is currently run as a successful holiday let and is offered with no onward chain.



GSC GRAYS
PROPERTY • ESTATES • LAND

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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.

Accommodation

The accommodation briefly comprises entrance hall, living room, dining kitchen, two double bedrooms both with en-suite shower rooms. To the exterior of the property there is a garage.

Ground Floor

With entrance door to front elevation, staircase to first floor, open to both living room and dining kitchen. The living room has dual aspect double glazed windows to front and side elevations. The dining kitchen includes a matching range of wall and base units incorporated Beech block worktop, built-in electric hob, oven and extractor hob, integrated dishwasher and personal door to garage.

First Floor

The first floor landing has a large window to front elevation and doors to both bedrooms. Both bedrooms are double rooms with en-suite shower rooms comprising step-in shower cubicle, wash hand basin and low level WC.

Externally

Garage

With power, wall mounted central heating boiler and timber double doors.

Holiday Let

Currently used as a holiday let, income information is available upon request.

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.

Particulars

Particulars written in March 2025.

Photographs taken in March 2025.

Services and Other Information

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

what3words

brand.shapeless.digestion

