

Galgate, Barnard Castle, DL12 8EN  
Offers in the region of £595,000





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### Council Tax Band: C

'Caroline Grove' is a remarkable home that boasts an impressive seven bedrooms and four reception rooms. Built in 1725, this Grade II listed property is steeped in history, having once been home to the renowned English historian, William Hutchinson.

The residence offers a unique opportunity with its generous, and versatile layout, that can be transformed into a magnificent family home. Previously, the property was divided into two separate homes, a main family residence (Number 59), plus a self contained annex cottage to the left side (Number 59A), making it an ideal candidate for a future holiday let or similar venture. It would also be perfect for a multi-generational household, offering ample space and flexibility to accommodate two or even three generations under one roof. With multiple living areas, private bedrooms, and shared communal spaces, it provides both independence and connection for family members. Whether it's grandparents, parents, and children living together or an extended family arrangement, this home ensures comfort, convenience, and a sense of togetherness while allowing each generation to enjoy their own space. The interior of the house, while in need of updating, presents a blank canvas for those looking to infuse their personal style. The large south-facing rear garden is a delightful feature, providing ample outdoor space for relaxation and recreation. Additionally, the property is equipped with solar panels, and a cellar.

Situated within walking distance of the vibrant market town of Barnard Castle, residents will enjoy easy access to a variety of local amenities, shops, and eateries. This location is highly sought after, making 'Caroline Grove' not only a home but also a valuable investment opportunity.

In summary, this substantial property combines historical significance with modern potential, making it a rare find in the heart of Barnard Castle. Whether you are looking to create a spacious family residence or explore commercial possibilities, 'Caroline Grove' is a property that deserves your attention.

Location: Barnard Castle is a picturesque market town in County Durham which boasts a rich heritage, with its iconic castle ruins overlooking the River Tees and a thriving local economy supported by independent shops, cafés, and markets. Residents enjoy excellent amenities, including good schools, and convenient transport links to nearby Darlington and beyond. Surrounded by the breathtaking landscapes of Teesdale, it's an ideal location for outdoor enthusiasts, offering scenic walks, cycling routes, and a gateway to the North Pennines Area of Outstanding Natural Beauty.

**Ground floor**  
Grand entrance reception giving a fabulous first impression from entering through the front door. Traditional staircase leading to the first floor and access to a lower Cellar. Large principal reception room to the rear, overlooking the South facing garden. This reception room is a delighted space ideal for entertaining, with a traditional fireplace as a focal point, great for those cosy nights in. Two, versatile, reception rooms can be found to the right side of the ground floor, along with a useful study to the front and delightful breakfast room with multi fuel stove, seamlessly flowing to a modern kitchen, to the left side. A rear hallway opens to a ground floor shower room, and rear garden. 59A enjoys a separate entrance door to the front with a second staircase leading to the first floor.

**First floor**  
The impressive high ceilings, expansive rooms and period detailing continues as you ascend to the first floor, where you are met with alight filled landing, enjoying two windows to the front elevation flooding the space with natural light. It leads to a second landing area, featuring a fitted staircase from the entrance of 59A. Five large double bedrooms are featured to this floor, two currently set up as reception rooms, which served as living rooms for 59A, along with a second kitchen and bathroom.

**Second floor**  
Two large bedrooms can be found to the top floor, the rear bedroom enjoying delightful views over the garden. These two rooms add to what is an exceptional amount of

accommodation to this property.

**Externally**  
Well tended lawn garden to the front with flowering bordered and a central pathway. The generously sized south-facing rear garden, is perfectly positioned to enjoy sunlight throughout the day. Beautifully landscaped, it features a variety of mature trees, vibrant shrubs, and flowering borders that add color and character throughout the seasons. Offering an exceptional level of privacy, this outdoor space provides a tranquil retreat, ideal for relaxing, entertaining, or gardening enthusiasts.

**Please note:**  
Grade II listed building, with 'wooden framed' single glazing, majority sash style with some secondary glazing fitted.  
Gas central heating.  
Solar panels.  
Street parking only (Prospective buyers encouraged to seek off-street parking, however this would need council approval).  
Clients have 'Right of way' access through the neighbours garage (details from seller).  
The property is sold as seen.

**Please note:**  
Council tax Band - No 59A: C and No 59B: C  
Tenure - Freehold  
EPC Rating: Exempt  
Total sq ft to be considered guide only.

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**Disclaimer:**  
These particulars have been prepared in good faith by the selling agent in conjunction with the vendor(s) with the intention of providing a fair and accurate guide to the property. They do not constitute or form part of an offer or contract nor may they be regarded as representations, all interested parties must themselves verify their accuracy. No tests or checks have been carried out in respect of heating, plumbing, electric installations, or any type of appliances which may be included.

#### Principal elevation

**Drawing Room**  
25'11" x 15'1" (7.92 x 4.61)

#### Entrance Reception

**Sitting Room**  
15'1" x 13'10" (4.61 x 4.24)

**Dining Room**  
15'1" x 13'10" (4.61 x 4.22)

#### Inner Hallway

**Study**  
12'11" x 8'3" (3.96 x 2.53)

**Breakfast Room**  
13'6" x 14'7" (4.12 x 4.47)

**Kitchen**  
7'5" x 12'11" (2.27 x 3.94)

**Shower Room**  
4'10" x 12'11" (1.48 x 3.94)

#### Cellar

#### First Floor Landing

**Principal Bedroom**  
15'1" x 14'0" (4.61 x 4.28)

**Second Bedroom**  
15'1" x 13'9" (4.61 x 4.21)

**Third Bedroom**  
10'10" x 15'1" (3.32 x 4.61)

**Landing**  
13'8" x 11'5" (4.19 x 3.49)

**Reception/Fourth Bedroom**  
13'10" x 15'2" (4.23 x 4.63)

**Reception/Fifth Bedroom**  
16'6" x 11'10" (5.04 x 3.62)

#### Inner Hallway

**2nd Kitchen**  
7'10" x 9'6" (2.39 x 2.92)

**Family Bathroom**  
9'6" x 5'1" (2.90 x 1.56)

#### Vestibule

#### Second Floor Landing

**Sixth Bedroom**  
14'10" x 14'7" (4.54 x 4.45)

**Seventh Bedroom**  
14'10" x 12'10" max (narrowing to 9'7") (4.54 x 3.93 max (narrowing to 2.94))

#### Rear Garden





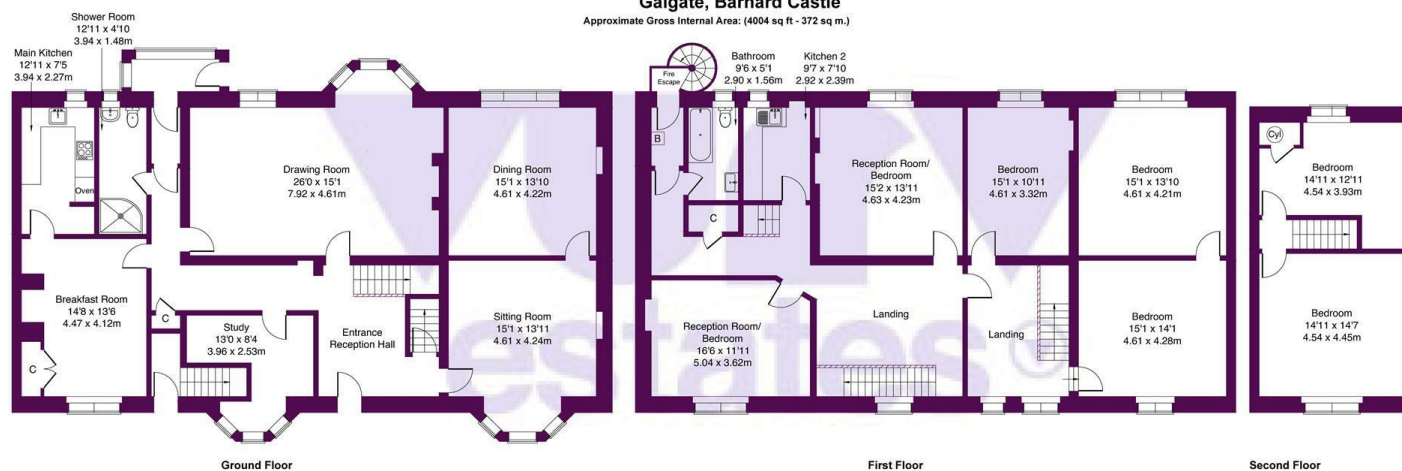




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### Galgate, Barnard Castle

Approximate Gross Internal Area: (4004 sq ft - 372 sq m.)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

| 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |