

ABOUT THE PROPERTY

A Grade II Listed two bedroom second floor apartment located centrally within the historic market town of Barnard Castle. The property is currently used as a holiday let and offers the new purchaser the opportunity to carry on the business. Alternateivley, this would make an ideal lock up and leave or residential dwelling.

The accommodation briefly comprises: Hallway, Open Plan Living / Dining /Kitchen, Two Double Bedrooms and Bathroom.

Barnard Castle is a historic market town positioned within the picturesque Teesdale Valley having a good range of local amenities including well respected schools, shops, cafes, The Bowes Museum, golf course and is well known for its fine selection of antique shops.



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ACCOMMODATION

The property is accessed from the main high street through a shared passageway leading to a courtyard. An external staircase leads to Flats 1 and 2. Entrance porch and front door leading to the apartment.

Entrance Porch

Stairs rising up to the hallway and window overlooking the rear courtyard.

Hallway

Doors accessing the accommodation with cornicing to ceiling.

Open Plan Living/Dining/Kitchen

Kitchen

Modern fitted kitchen with white wall and floor units with contrasting worktops incorporating stainless steel sink unit and drainer. Integrated fan oven, electric hob, with chimney style extractor fan over and glass splashback. Integrated dishwasher, integrated fridge/freezer, plumbing for washing machine and wall mounted gas fired central heating boiler. Coving to ceiling, inset lighting, windows to the rear and side elevation. Through access to the living room/dining room.

Living/Dining Room

Decorative cast iron fireplace with sash window to the front elevation looking out over the Market Place. Coving to ceiling, inset lighting and two vertical contemporary radiators.

Bedroom One

Double bedroom with sash window to the front elevation looking out over the Market Place. Inset lighting, coving to ceiling and vertical radiator.

Bedroom Two

Double bedroom with decorative cash iron fireplace with arched recess to alcove, sash window to the front elevation looking out over the Market Place. Inset lighting, coving to ceiling and tradition cast iron radiator.

Bathroom

Panelled bath with mains shower and screen, low level wc, double hand wash basin, fully tiled walls, inset lighting and heated towel radiator.

EXTERNALLY

Shared access and shared paved patio.

Property Information

Title Number: DU213549 and DU213549

Tenure: Leasehold

Lease Start Date: 12 Dec 2021 Lease End Date: 31 Dec 2147

Lease Term: 144 years from 1 January 2004 Exp. on 31 December 2147

We have been advised by the seller that the maintenance of the exterior of the building and communal areas are shared between the neighbouring properties. These costs are split between these properties and are paid on an as and when basis. The building insurance cost is also shared.

Local Authority: Durham

Council Tax: The property is registered for business rates

Conservation Area: Yes

Services: Mains gas, mains electricity, mains water and mains drainage

Heating: Gas fired central heating.

Flood Risk: Very low

Mobile Coverage: EE, Three and O2

Broadband: Basic: 15 Mbps Superfast: 80 Mbps Satellite / Fibre TV Availability: BT and Sky

Covenants and Easements: The property is subject to easements to be verified

by the sellers solicitors.

What3words: ///reckon.maddening.term

Brochure

Details and photographs taken September 2025







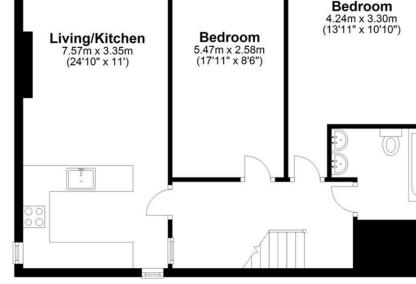


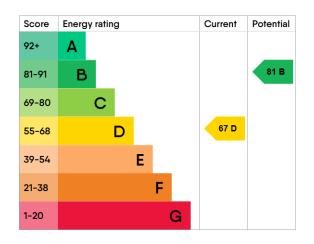
Floor Plan

Apartment 2 31 Market Place Barnard Castle

Total area: approx. 76.0 sq. metres (818.0 sq. feet)

First Floor Inner Hallway







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