

Bridge End, Barnard Castle, County Durham, DL12 9BE

£350,000

A rare opportunity Substantial (approx. 2,000sqft) and very versatile 5 bedroom, Grade II listed period property including a 1 bed self contained flat/annex – ideal for additional income or multi-generational living. 2 courtyard areas. 2 x allocated parking spaces.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this substantial and versatile, double fronted, 5 bedroom, Grade II listed period property. Having been owned by the same family for nearly 100 years, this is a rare opportunity to purchase this charming and well-located home, which includes a 1 bed self contained annex/flat. This much loved and well-maintained property is superbly positioned to enjoy views over the River Tees and the Castle, and is just a short stroll from the centre of Barnard Castle. Features include: panelled doors, sash windows, feature fireplaces, plentiful natural daylight, central heating, stylish and tasteful fixtures, versatile layout options and 2 parking spaces. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, space, layout, versatility, quality, charm, character, views and value.

PROPERTY SUMMARY

The extensive main accommodation includes 2 reception rooms, a modern kitchen, 5 bedrooms, 3 bathrooms, cellar and impressive hallway. In addition is a self-contained 1 bed flat. Externally there are 2 courtyard areas plus parking for 2 cars.

LOCATION

The property is conveniently situated in this desirable location, just a short distance from Barnard Castle's vibrant town centre. There is a rich and abundant selection of amenities in the town, including hotels, medical facilities, pubs, restaurants, shops, well regarded schooling and recreational facilities. Popular with residents and tourists the area is an ideal base for those keen to explore the beautiful surrounding countryside and attractions such as High Force waterfall, The Bowes Museum and the nearby castle ruins. The A1 and A66 are easily accessible, making the area a popular choice for commuters.

DIRECTIONS

Sat Nav location: DL12 9BE.

GROUND FLOOR

Lounge 18' 8" x 17' 0" (5.69m x 5.18m) into bays.

Dining Room 13' 9" x 12' 5" (4.19m x 3.78m)

Open plan into:

Kitchen 7' 11" x 6' 8" (2.41m x 2.03m)

BASEMENT 18' 0" x 12' 1" (5.48m x 3.68m)

ANNEXE

Kitchen / Living Room 16' 11" x 11' 2" (5.15m x 3.40m)

Bedroom 5 11' 1" x 8' 0" (3.38m x 2.44m)

Shower Room 6' 10" x 5' 6" (2.08m x 1.68m)



FIRST FLOOR

Bedroom 1 + En-suite 18' 2" x 14' 0" (5.53m x 4.26m)

Bedroom 2 + En-suite 14' 1" x 13' 7" (4.29m x 4.14m)

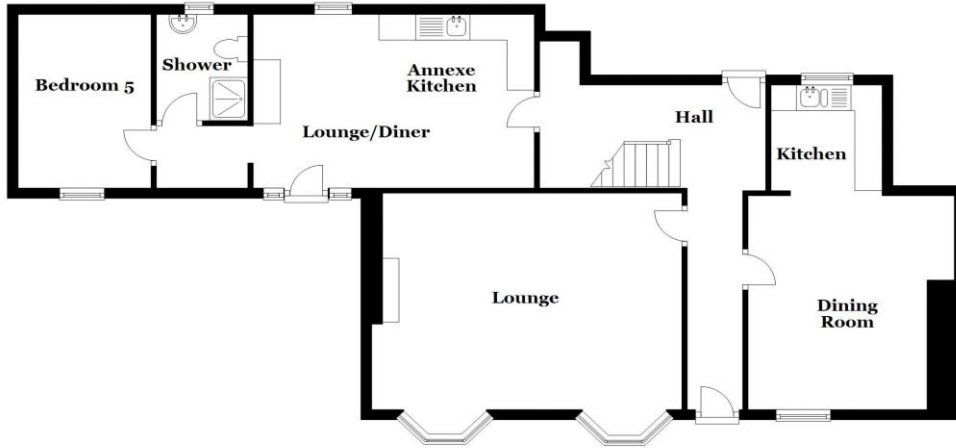
Bedroom 3 13' 3" x 10' 6" (4.04m x 3.20m) max.

Bedroom 4 13' 11" x 7' 7" (4.24m x 2.31m) max.

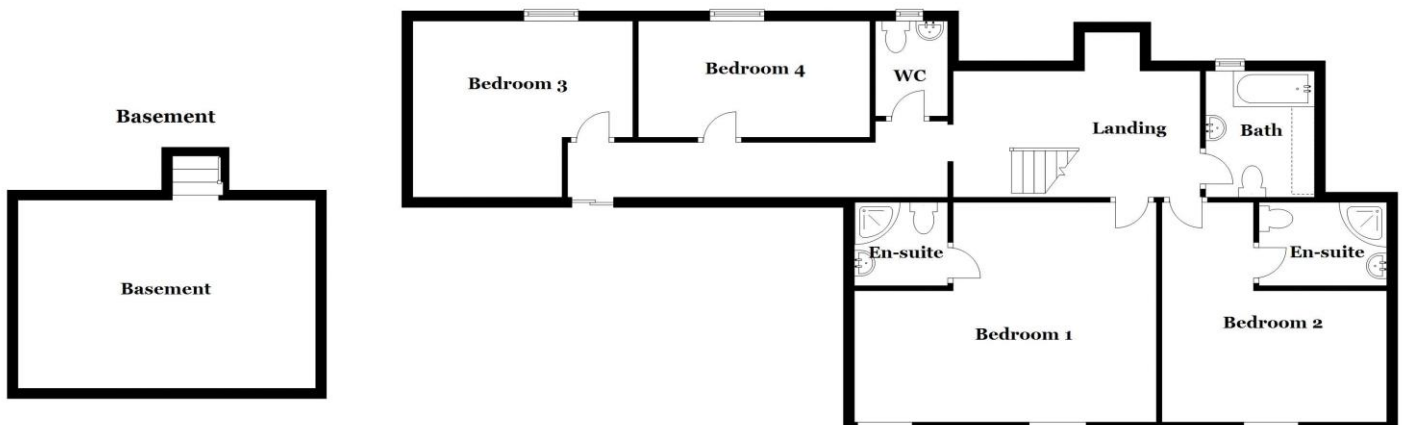
Bathroom 8' 4" x 6' 7" (2.54m x 2.01m)



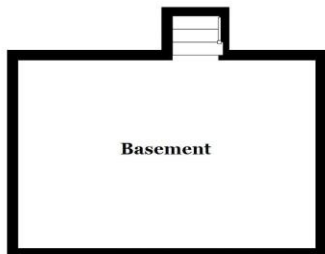
Ground Floor



First Floor



Basement





OUTSIDE

The property has 2 courtyard areas and parking spaces. To the front of the annexe is a charming enclosed courtyard with high walls and gated access. To the side is a further paved courtyard and gravelled parking space for 2 cars.

AGENT'S NOTES

Plot outline images are for general and approximate identification purposes only.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

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Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: TBC.

These details were prepared / amended on: 11/04/2024



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			76

AGENT'S STANDARD DISCLAIMER

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2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
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