



**35 NEWGATE**

Barnard Castle, County Durham DL12 8NJ



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 35 NEWGATE

Barnard Castle, County Durham DL12 8NJ

We are delighted to offer a three bedroom Grade II Listed terrace property with substantial south facing rear garden and within walking distance of Barnard Castle town centre.

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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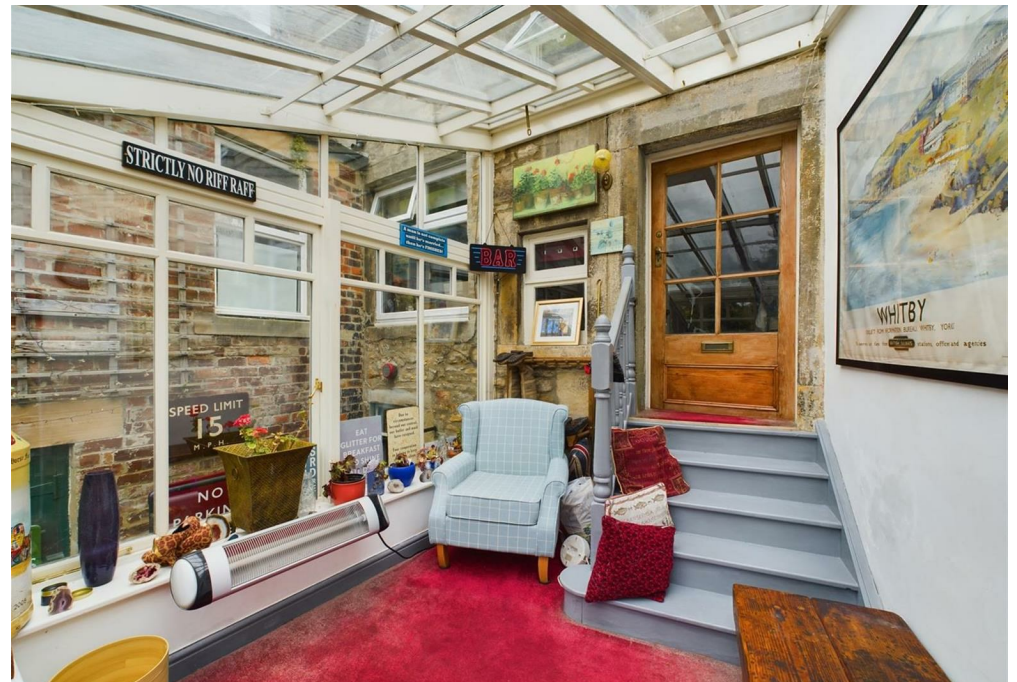
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### Accommodation

The accommodation briefly comprises entrance hall, living room, dining room, kitchen, conservatory, cloakroom/wc, three bedrooms and a house bathroom. Externally there is an amazingly large garden, cellar and store.

### Ground Floor

With entrance door to front porch leading through to hallway with staircase to first floor, doors to living room with cast iron stove, dining room with feature fireplace, dining style kitchen with matching range of wall and base units and conservatory.

### First Floor

With two double bedrooms, four piece house bathroom suite and doors to second floor.

### Second Floor

Door to bedroom three with window to rear elevation overlooking the garden and views beyond.

### Externally

The property boasts a magnificent rear garden with a variety of areas, mainly laid to lawn with wall, hedge and fenced boundaries. There is access to the cellar via an external door providing useful storage.

### 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.

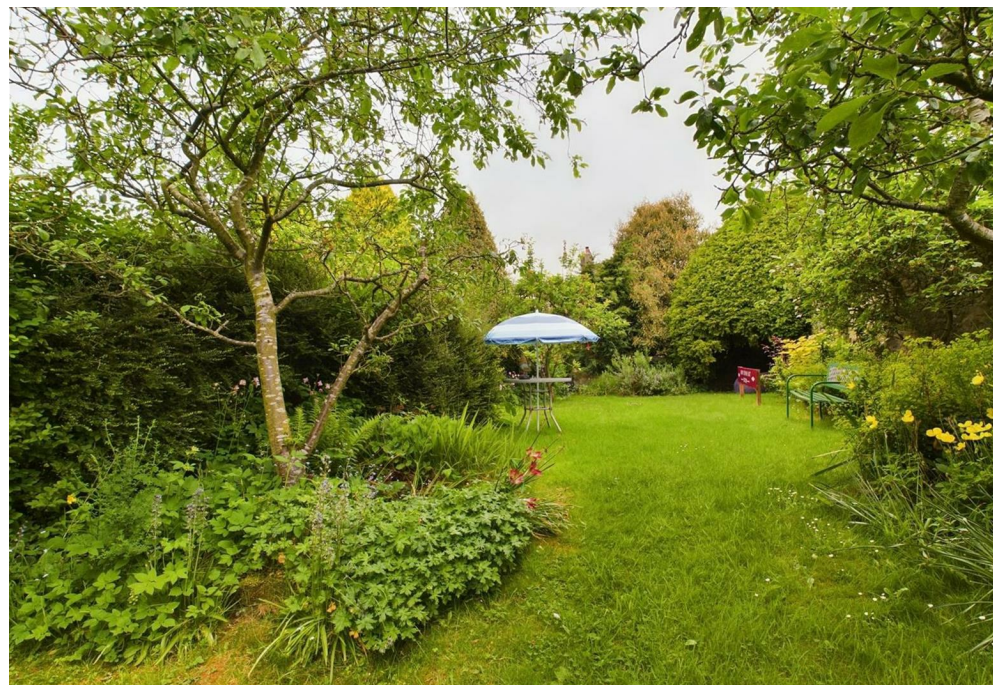
### Particulars

Particulars written in June 2023.

Photographs taken in June 2023.

### Services and Other Information

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



## 35 Newgate, Barnard Castle

Approximate Gross Internal Area  
2045 sq ft - 190 sq m

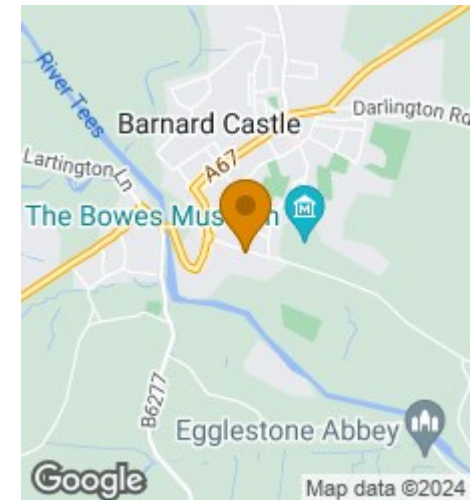


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

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			
<b>England &amp; Wales</b>		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.