

5 RABY AVENUE

Barnard Castle, County Durham



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BARNARD CASTLE, COUNTY DURHAM, DL12 8AJ

AN IMPECCABLY PRESENTED, EIGHT BEDROOM DETACHED VICTORIAN FAMILY HOME, RENOVATED TO THE HIGHEST OF STANDARDS, OFFERED IN AN EXCEPTIONAL LOCATION IN THE HEART OF BARNARD CASTLE

Accommodation

Entrance Hall • Drawing Room • Dining Room • Snug • Study
Expansive Open-Plan Kitchen • Multi-Purpose Store Room • Utility Room
Separate Staircases to First Floor Accommodation • Eight Bedrooms
Two Luxurious Bathrooms • En-suite Shower Room

Externally

Private Walled Rear Garden • Off-Street Parking • Side Entrance
Rear Pergola • Enclosed Hedged Front Garden • Rear Patio Area



GSC GRAYS

PROPERTY • ESTATES • LAND

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Tel: 01423 590500

Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540

Richmond
Tel: 01748 829217





Situation

Located in an enviable position within Barnard Castle, with exceptional links to local shops and amenities, and the peaceful enjoyment of Flatts Wood only 100 metres down the road, with forest walks and access to the River Tees. The local town of Darlington is easily accessible (16 miles), as well as the cities of Durham (25 miles), Newcastle upon Tyne (47 miles) and York (60 miles).

For commuting, Darlington Railway Station operates the main east coast line, where both London and Edinburgh can be reached in under 2 hours 30 minutes.

International airports to be reached at both Durham Tees Valley (22 miles) and Newcastle International Airport (54 miles). There is primary and secondary education nearby, as well as Barnard Castle School providing independent day and boarding education from four to eighteen year olds.

Barnard Castle is well know for being a historic market town with features like the Butter Market, as well as the incredible Bowes Museum. There are numerous pubs and restaurants, as well as unbeaten access to Teesdale, with various walks and stunning countryside views, with the popular attraction of High Force Waterfall less than 30 minutes away.

The Property

5 Raby Avenue has been meticulously refurbished, creating a truly incredible family home. Once two semi-detached properties, 5 Raby Avenue has been joined together to create an impressive and expansive detached property, with flexible accommodation options consisting of eight bedrooms, two house bathrooms and en-suite. Features include wood burning stove, open fires, double front bay windows, original tiled entrance hall, useful large attic space and bespoke renovated dining kitchen.



Garden

There are private walled gardens to the rear of the property mainly laid to lawn with patio area and vegetable plot, and an enclosed front garden with hedging and driveway.

Parking

Private off-road parking is available for two cars on the gravelled driveway, as well as additional parking available on-street if required.

Services

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

Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council - Tel: 03000 26 00 00.

For Council Tax purposes the property is banded G.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.



5 Raby Avenue, Barnard Castle

Approximate Gross Internal Area
4133 sq ft - 384 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. 2024



Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER NOTICE:

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1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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.

Particulars written: March 2024

Photographs taken: XX XX