



GARFORD MEADOWS  
Marwood



**GSC GRAYS**  
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# GARFORD MEADOWS

Marwood, County Durham, DL12 8QT

Garford Meadows is a striking three bedroom barn conversion occupying approximately 12.94 acre plot and set in beautiful countryside with far reaching views and easy access to the market town of Barnard Castle.

## ACCOMMODATION

- \* Detached barn conversion
- \* Far reaching countryside views
  - \* Approx 12.94 acre plot
- \* Ground floor master bedroom with en-suite shower room
  - \* Two further bedrooms
- \* Private drive with electric gated access
  - \* Parking for several vehicles
  - \* Land with grass paddocks
  - \* General purpose building



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## Location

Barnard Castle 2 miles, Bishop Auckland 14 miles, Darlington 17 miles, Durham 24 miles, A1(M) 17 miles, Durham Tees Valley Airport 24 miles. Please note all distances are approximate. Situated close to 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 accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Durham Tees Valley, Newcastle, and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

## Accommodation

The property briefly comprises entrance hall, living room, kitchen dining room, utility room, stone and glass sunroom, boiler/cloakroom WC, downstairs bedroom with ensuite, 2 further double bedrooms, house bathroom. To the exterior of the property is a walled garden, general purpose building with workshop, greenhouse, potting shed, private drive and parking and a plot of approximately 12.94 acres (5.23 hectares).





### Garford Meadows

With entrance hall to hallway with flagstone floor, feature stain glass internal window to living room and doors to living accommodation. The living room boasts striking feature stone wall, wooden flooring, log burner, beams and trusses, skylights and double glazed picture window to garden. Wooden stairs with rope handle lead from the living room to the first floor landing which has a large storage cupboard with double doors. The large dining kitchen comprises oak wall and base units, marble surfaces, large central island comprising further base units and socket points, Rangemaster induction cooker, instant hot water tap, integrated dishwasher, Belfast sink, understairs cupboard, sliding patio doors to garden and space for dining table and chairs. The utility room offers further wall and base units with enamel sink and space for washing machine. The utility room leads to a glass and stone built sunroom providing access to the side of the property where there is an additional paved seating area. There is a boiler/cloakroom features a vanity wash hand basin with WC and further storage units and Danfoss ground source heating system. The ground floor also benefits from a large master bedroom with en-suite comprising walk in shower, vanity wash hand basin, low level WC and skylight. The main bedroom showcases further beams and trusses, wooden flooring, picture window to garden and feature round window at height. There are two further light and bright double bedrooms on the first floor also featuring beams and trusses and wooden flooring. The house bathroom comprises bath, shower over with sunflower shower head, glass shower screen, pedestal wash basin, low level WC, skylight, wooden flooring and heated towel rail.



### Externally

The property is reached via a gravel drive with electric wooden gated access.

### General Purpose Building

Steel framed general purpose building of approximately 2163 sq ft. (approx. 200 sq m) with light and power, mezzanine storage level and workshop.

Please note the property benefits from solar panels with the remainder of a feeding tariff (further information on request).

### Land

Approximately 12.94 Acres (5.23 hectares) plot made up of two grass paddocks with wall and fenced boundaries.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Services and Other Information

Mains electricity, and water connected. Septic tank drainage. Ground source heating with underfloor heating and solar water heater.

### Mineral Rights

Garford Meadows is sold subject to the mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damaged caused thereby.

### 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.

### Particulars

Particulars written in February 2025

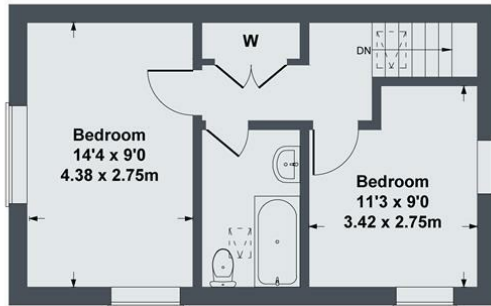
Photographs taken in February 2025

### Viewings

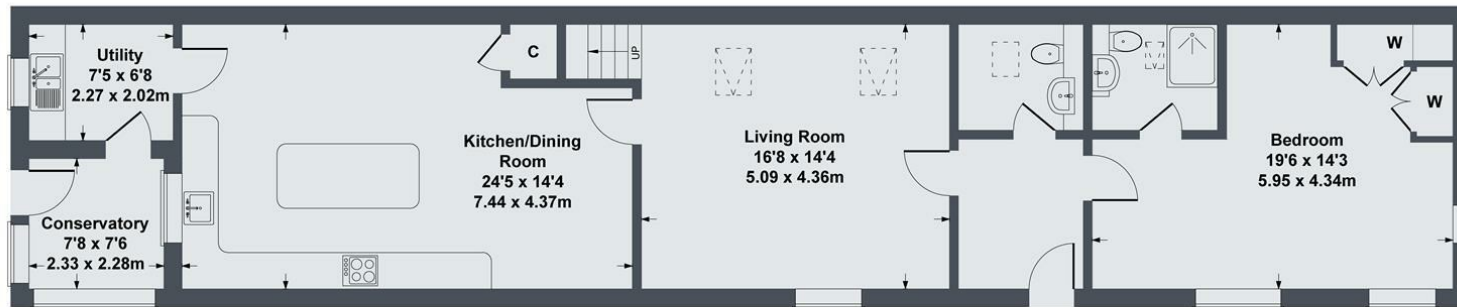
Strictly by appointment via GSC Grays.

# Garford Meadows, Marwood

Approximate Gross Internal Area  
1453 sq ft - 135 sq m



FIRST FLOOR



GROUND FLOOR

## 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. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>79</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	



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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 a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon 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 view the property.