



ANNUMS BARN
Bowes, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

ANNUMS BARN

Barnard Castle, County Durham, DL12 9LG

Nestled in the charming village of Bowes, Barnard Castle, this deceptively spacious barn conversion offers a unique blend of modern living and rustic charm. Spanning an impressive 1,656 square feet, the property boasts four well-appointed bedrooms, making it an ideal family home or a perfect retreat for those seeking a peaceful lifestyle. Available with no onward chain.

ACCOMMODATION

Newly Refurbished
Barn Conversion
Four Bedroom
Two Reception Room
Quiet Position
Garden
Parking



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Situation

Barnard Castle 5 miles, Darlington 24 miles, Leeds 74 miles, Durham 29 miles, Newcastle upon Tyne 61 miles (please note all distances are approximate). The property is situated within the village of Bowes which benefits from a Public House, Primary school, Church, an active village hall as well as the historic Bowes Castle. Within close proximity of the property lies the market town of Barnard Castle which has a good range of amenities including further education facilities. Bowes is ideally located with great access links to both the A1 (M) and A66 for commuting across the region. Further facilities are available within nearby Richmond and Darlington towns.





The Property

This deceptively spacious barn conversion offers a unique blend of modern living and rustic charm. Spanning an impressive 1,656 square feet, the property boasts four well-appointed bedrooms, making it an ideal family home or a perfect retreat for those seeking a peaceful lifestyle.

Upon entering, you will be greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The newly refurbished interiors showcase a thoughtful design, combining contemporary finishes with the character of the original barn structure. This creates a warm and welcoming atmosphere throughout the home.

With its spacious layout, modern amenities, and charming village setting, this barn conversion is a rare find. It presents an excellent opportunity for anyone looking to enjoy the best of both worlds—contemporary living in a delightful rural environment. Do not miss the chance to make this exceptional property your new home.



Ground Floor

With entrance door to entrance porch with door to cloakroom/w.c. and door to inner hallway with staircase to first floor and doors to ground floor accommodation. The dining room has double glazed windows to front elevation and door through to the living room. The living room has double glazed windows to front elevation, cast iron multi-fuel stove and glazed door to small conservatory. The kitchen/breakfast room comprising a matching range of wall and base units incorporating work tops, built-in electric oven, hob and extractor fan, space for washing machine and dishwashers, pantry, built-in cupboard housing central heating boiler, feature fireplace and window to front elevation.

First Floor

With the landing providing access to all four bedrooms and a house bathroom comprising a four piece suite including freestanding bath, step-in shower cubicle, vanity wash hand basing and low level w.c.

Externally

Shared access to the front of the property. The property is accessed via an unnamed road to the side of Annums Villa and having a pedestrian and vehicle right of way.

Garden

The garden is located to the side of the property and mainly laid to lawn with planted borders and trees.

Parking

With parking area and oil storage tank.

Service

Mains Electricity and water. Drainage via Septic Tank and oil fired central heating.

Tenure

Freehold

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 2025.

Photographs taken in June 2025.

Conditions of Sale – Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Annus Barn

Approximate Gross Internal Area
1656 sq ft - 154 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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