



8 St. Marys Close, Barnard Castle, County Durham, DL12 8NS  
**£244,950**





# 8 St. Marys Close, Barnard Castle, County Durham, DL12 8NS

This will be an AMAZING HOME or PIED-à-TERRE with FABULOUS VIEWS - AN ABSOLUTE GEM. £38,000 (Thirty-Eight Thousand) Allowance towards superb luxury FITTINGS & FINISHES by: Hansgrohe, Vitra Zentrum, Zehnder, Kudos, etc. Architecturally STUNNING Duplex Apartment: 6.15m x 5.19m/20'2" x 17'0" main vaulted Living Area & beautiful equipped Kitchen with appliances. 6.16m x 4.12m/20'2" x 13'6" galleried Master Suite with Bath/Shower Room, second ground-floor Double Bedroom (or OFFICE etc) & Shower Room. 3.36m/11'0" window with views over The Demesnes - a local beauty spot overlooking the River Tees. Gas Central Heating & Double Glazing. Off-street Parking Space & 5-minute walk to the town centre.

Barnard Castle is an historic market town (weekly market & monthly farmers market) & the gateway to Teesdale, with access to Swaledale & the Lake District. Home to The Bowes Museum & the famous castle. There are magical river walks & a wealth of local facilities. A66 3 miles, Scotch Corner 13 miles, Mainline from DARLINGTON about 17 miles - LONDON Kings Cross - about 2 hours 20 minutes.

## ENTRANCE HALL

**HALL 2.35m x 1.56m (7'8" x 5'1")**

**SHOWER ROOM 2.35m x 1.47m (7'8" x 4'9")**

Full-width shower area, washbasin & WC.

**Main LIVING AREA 7.59m max x 6.15m max overall (24'10" max x 20'2" max overall)**

A superb room with 3.36m/11'0" window with fabulous views over The Demesnes & the River Tees. Vaulted with post & trussed beams & comprising:

**LIVING AREA 6.15m x 5.19m (20'2" x 17'0")**

**KITCHEN 2.84m x 2.46m (9'3" x 8'0")**

Halesworth Charcoal kitchen (choice of colours available) with solid Oak breakfast bar & shelves, compact laminate marble design worksurface & upstand, Franke stainless steel sink with Rienza polished chrome tap. Integrated Lamona appliances: stainless steel fan oven with stainless steel canopy extractor & black touch-control ceramic hob with glass splashback; integrated 70/30 fridge freezer & washing machine.

**BEDROOM 2. 5.19m x 2.35m (17'0" x 7'8")**

2.80m/9'2" ceiling height

**FIRST FLOOR 6.16m x 4.12m overall (20'2" x 13'6" overall)**

A striking space with fabulous views, post & trussed beams & comprising:

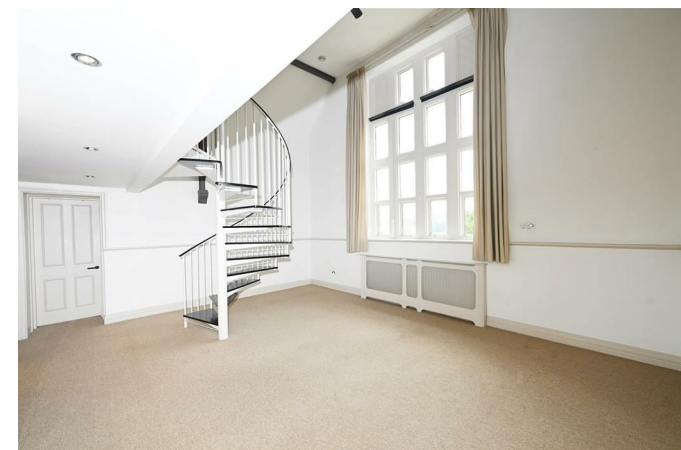
**BEDROOM 1.**

**BATH/SHOWER ROOM 2.65m x 1.68m (8'8" x 5'6")**

Bath, shower cubicle, washbasin & WC.

## NOTES

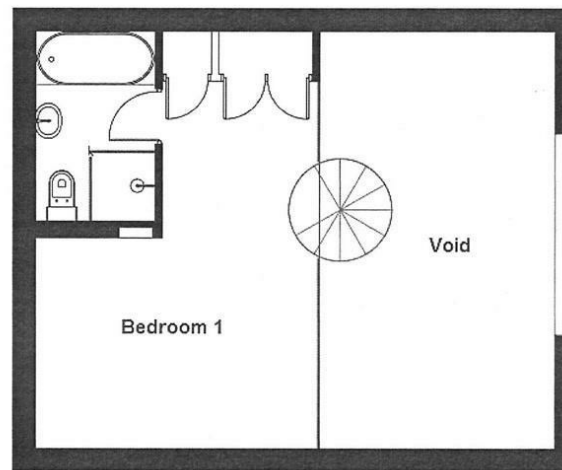
- (1) LEASEHOLD: 999 years from 1992 (966 years remaining)
- (2) SERVICE CHARGES: Currently £115pcm (includes building insurance & general external building maintenance)
- (3) EPC: D-64
- (4) Council Tax: C



**£244,950**



Not to Scale



FIRST FLOOR

## 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>	64	68
(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



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

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