



8 St. Marys Close, Barnard Castle, County Durham, DL12 8NS
Offers over £230,000



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ABSOLUTE GEM of a property in central, yet private location overlooking the River Tees in Barnard Castle. Recently full renovated to a high design & specification standard by discerning owner. VIEWING ESSENTIAL...

Brand new kitchen, bathroom, central heating boiler & heating system, electrics, floor coverings, double glazed panes to latest spec, fully decorated in a stylish contemporary palette.

Unique space (former school classroom) with luxurious industrial style design elements – spiral staircase, reclaimed brick wall, oak effect parquet flooring, traditional solid cast iron radiators in Antique Bronze, high quality brass finishes throughout.

ENTRANCE HALL

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

WASHROOM/WC 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")

Kitchen features the very latest products from premium brand Franke with sink, brass pull-out tap, induction hob, pyrolytic oven and striking, open shelf extractor. Oak shelf with dimmable inset lighting and high performance, bespoke fabricated solid surface worktop gives a sleek, seamless aesthetic.

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.

With two built in wardrobes, built in shelving unit, loft access with drop down ladder and lighting. The combi boiler is within the loft space.

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

Bathroom features top of the range wallpanelling by Nuance providing seamless, grout free and easy clean surfaces in pared back concrete finish contrasting with warm brass shower enclosure and slider rail shower, oak fluted vanity unit and flooring and touch control steam free illuminated mirror.

NOTES

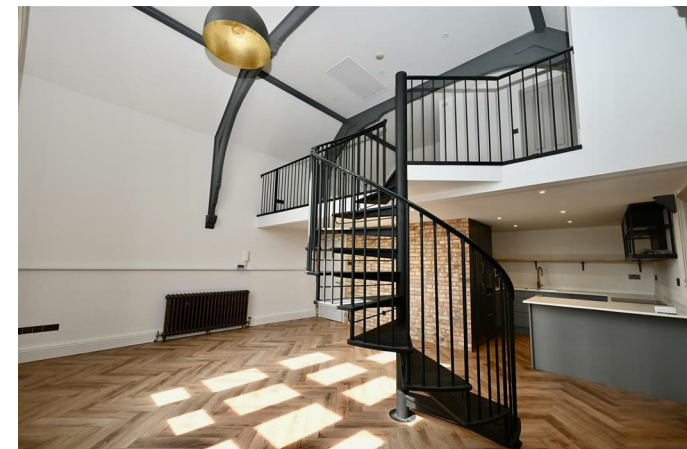
- (1) LEASEHOLD (Share of Freehold): 999 years from 1992 (966 years remaining)
- (2) SERVICE CHARGES: Currently £125pcm (includes building insurance & general external building maintenance)
- (3) EPC: D-64
- (4) Council Tax: C

OUTSIDE

PARKING

There is a dedicated parking place for the property. Useful shared lockable outhouse for storage.

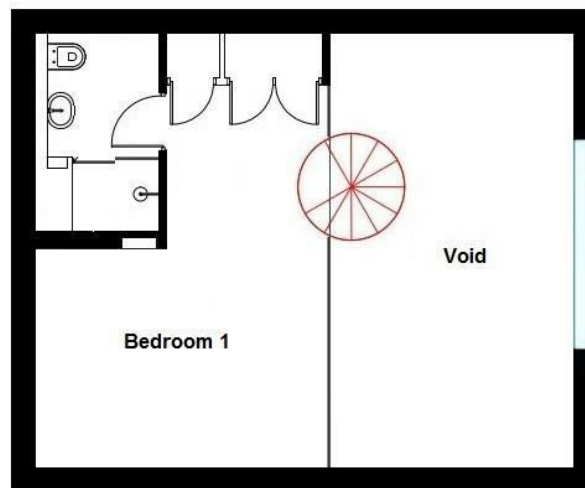
Communal OUTBUILDING



OFFERS OVER £230,000



Not to Scale



FIRST FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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