



8 St. Marys Close, Barnard Castle, County Durham, DL12 8NS  
£875

**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 &amp; 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 &amp; the River Tees. Vaulted with post &amp; trussed beams &amp; 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 &amp; trussed beams &amp; comprising:

**BEDROOM 1.**

With 2 built-in wardrobes also housing NEW Worcester Bosch eco, wi-fi controlled combi boiler (December 2025),, shelved nook, loft access with drop down ladder &amp; lighting.

**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.

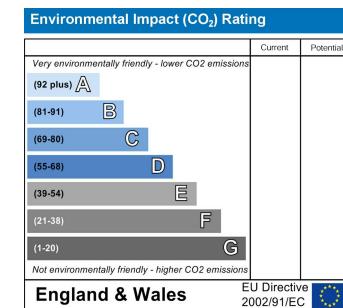
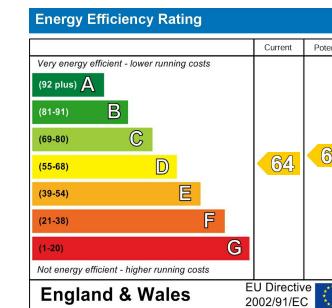
**OUTSIDE****PARKING**

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

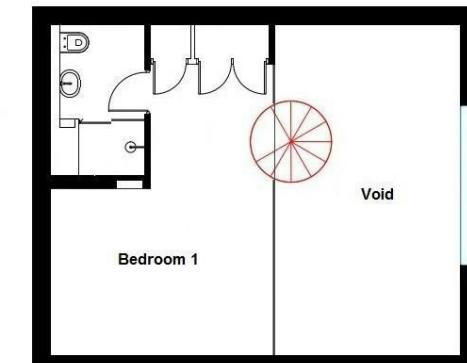
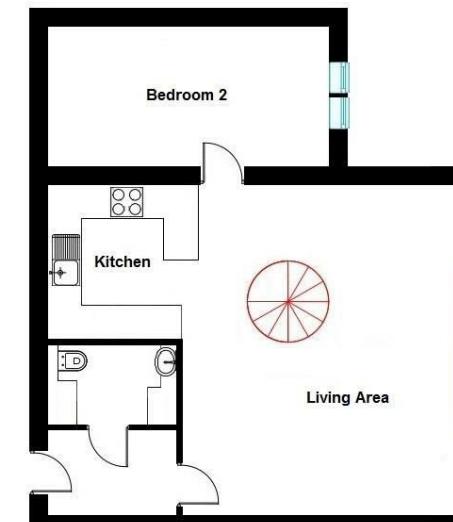
**Communal OUTBUILDING****NOTES**

(1) EPC: D-64

(2) Council Tax: C £230 per month approx.



Not to Scale



FIRST FLOOR