



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, & NEW Worcester Bosch eco, wi-fi controlled combi boiler (December 2025).

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 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 & 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.

NOTES

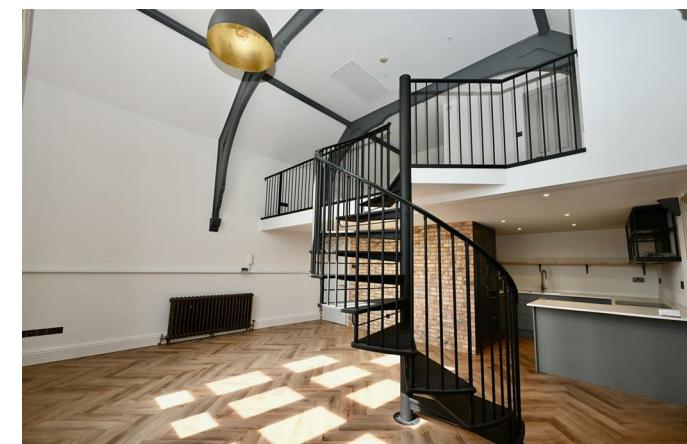
- (1) LEASEHOLD (Share of Freehold): 999 years from 1992 (966 years remaining)
- (2) SERVICE CHARGES: Currently £125pcm (includes building insurance & general external building maintenance)
- (3) EPC: D-64
- (4) Council Tax: C £230 per month approx.

OUTSIDE

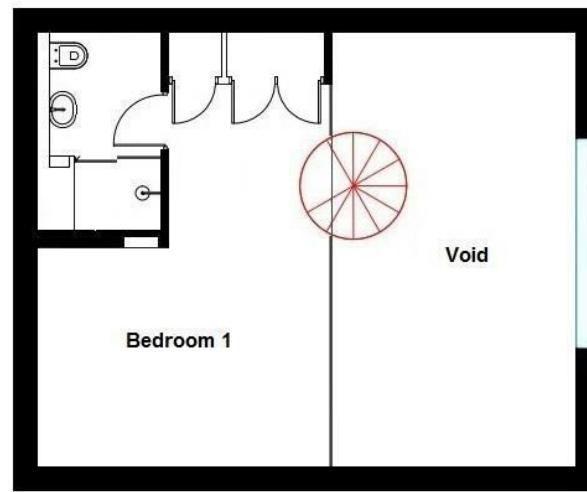
PARKING

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

Communal OUTBUILDING



OFFERS OVER £230,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

