



Vane Road
Barnard Castle



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Addisons are delighted to present to the market this well-presented and substantial three-bedroom home situated in the historic market town of Barnard Castle.

Set within a charming residential street, this wonderful residence perfectly blends period charm with comfortable modern living boasting character features throughout, including ornate cornicing, picture rails, deep skirting boards and sash double glazed windows, creating a warm and inviting atmosphere.

Stepping into the entrance vestibule, you are greeted by a welcoming hallway with elegant coving and a convenient under-stairs cupboard, ideal for additional storage.

The spacious living room enjoys a bright bay window to the front and an additional window to the side, ensuring ample natural light, while a gas fireplace creates a perfect focal point for cosy evenings.

The dining room features twin sash windows overlooking the garden, a classic fireplace with electric fire inset, and generous proportions, making it ideal for family gatherings or entertaining guests.

The kitchen is thoughtfully designed with a good range of wall and floor units, contrasting work surfaces, a gas hob with extractor, integrated fridge and an eye-level electric double oven. There's plumbing for a dishwasher, while tiled splashbacks and flooring add practicality. A breakfast area adjoins the kitchen, offering a perfect spot to start the day. To the rear, a utility provides extra storage, plumbing for a washing machine, space for white goods, and access to a convenient downstairs WC.

On the first floor, a half landing leads to a bright and spacious family bathroom, complete with a panelled bath, walk-in shower, pedestal wash basin, WC, towel radiator, and cupboard housing the gas boiler. The broad landing boasts dado railing and access to a partially boarded loft for storage.



Three well-proportioned bedrooms are arranged on the first floor. The principal bedroom is dual aspect, allowing light to pour in and enjoys views over the garden. The second bedroom features twin sash windows and a vanity sink. The third bedroom offers a sash window, built-in wardrobe, and retains the home's charming period details.

Externally, the property benefits from a gated, paved front garden with mature shrubs, a side pathway leads to the rear garden complete with established shrub borders, gravelled seating areas, astroturf, and steps down to a single garage equipped with an up and over door and personnel door.

Located in Barnard Castle, residents enjoy the rich heritage of this picturesque market town, famous for its historic castle, cobbled marketplace, independent shops, galleries, and inviting cafes. The renowned Bowes Museum, local schools, riverside walks, and stunning Teesdale countryside are all within easy reach, offering a wonderful lifestyle for families and professionals alike.

Discover all that this delightful home and its stunning location have to offer—arrange a viewing today and experience the charm and character of this exceptional Barnard Castle residence first-hand.

Price

£325,000

Viewing

Strictly via appointment through the selling agents.

Property Information

Title Number(s)- DU304023

Tenure- Freehold

Local Authority- Durham

Council Tax Band D- Annual Price: £2,622



Conservation Area- No

Flood Risk -Very low

Mobile coverage- EE, Three, O2

Broadband- Basic 17 Mbps, Superfast 80 Mbps

Satellite / Fibre TV Availability- BT & Sky

Services- Gas central heating, mains electricity, water & drainage.

Covenants & Easements

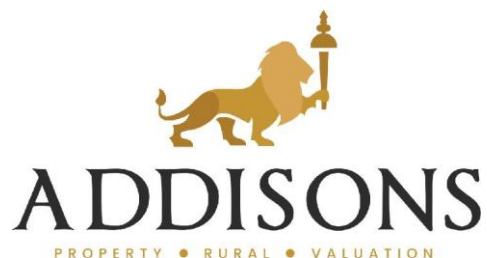
The property may be subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

Survey

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

Brochure

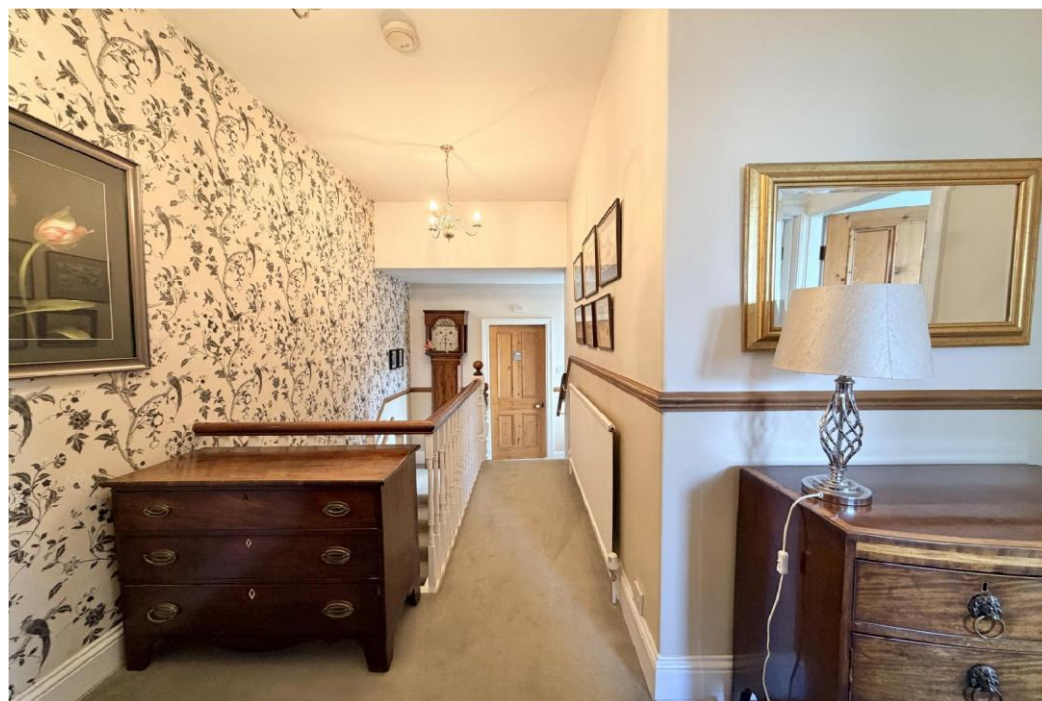
Photographs and details taken June 2026.



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

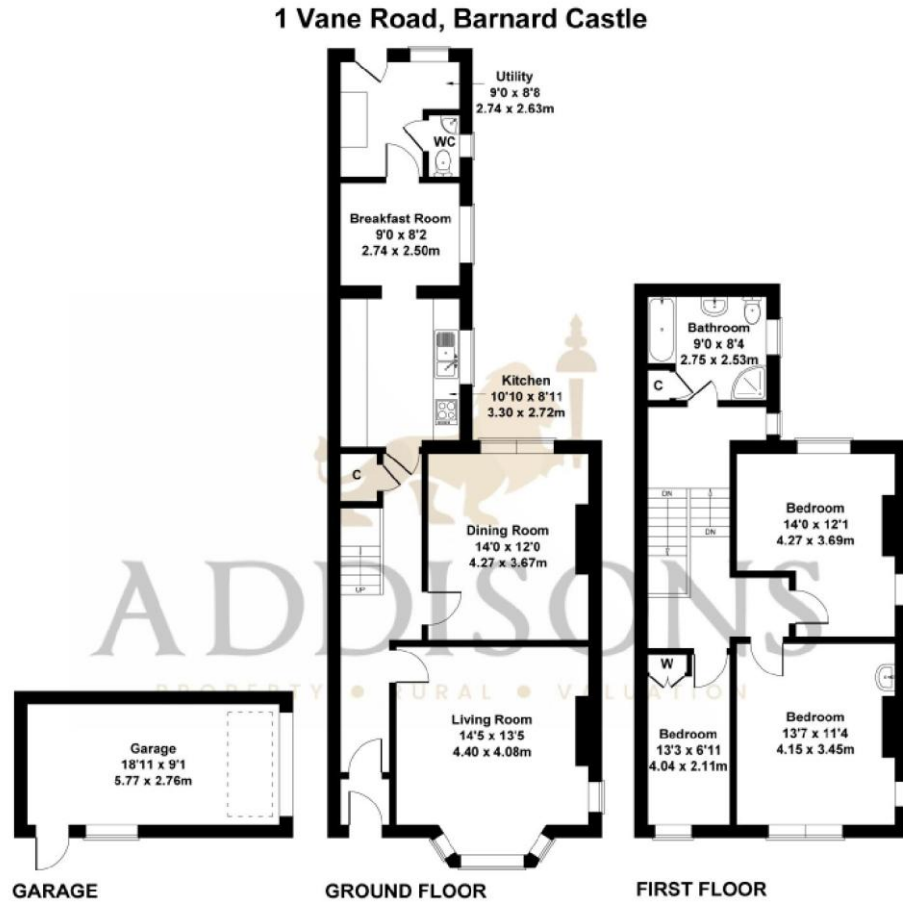
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK





Floor Plan

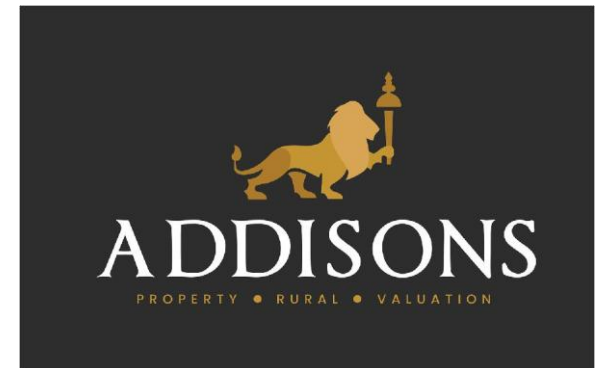


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK