



HOLMFIELD

Barnard Castle, County Durham



HOLMFIELD

DARLINGTON ROAD, BARNARD CASTLE,
COUNTY DURHAM, DL12 8HN

OCCUPYING A SUPERB POSITION ON DARLINGTON ROAD,
THIS SUBSTANTIAL FIVE BEDROOM FAMILY HOME WITH VERSATILE
ACCOMMODATION AND BEAUTIFUL GARDENS.
VIEWING IS HIGHLY RECOMMENDED.

Accommodation

Entrance Hall • Large Inner Hall • Living Room • Dining Room
26ft Dining/Kitchen • Utility Room • Conservatory • Family Room
Cloakroom/WC • Bedroom 5/Study • Bedroom 4 • Galleried First Floor Landing
Master Bedroom with En-Suite • Two Further Bedrooms • House Bathroom.

Externally

In and Out Driveway • Gravelled and Block Paved Parking • Front Garden • South
Facing Rear Garden • Garage • Outbuilding/Covered Barbeque Area



GSC GRAYS
PROPERTY • ESTATES • LAND

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Situation

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

The Property

Nestled on the charming Darlington Road in Barnard Castle, this delightful, detached house, offers a perfect blend of character and modern living. Set back from the road, the property enjoys a superb position that provides both privacy and tranquillity, making it an ideal family home.

With five bedrooms, this residence is designed to accommodate a growing family or those who simply desire extra space. The flexible layout spans two storeys, featuring three inviting reception rooms that can be tailored to suit your lifestyle, whether as a formal living room, a dining room, or a family room. The heart of the home is undoubtedly the dining kitchen enjoying the garden views throughout the seasons.

The generous plot boasts a beautiful south-facing garden, ideal for outdoor entertaining or simply relaxing in the sun. The large driveway provides ample parking space, complemented by a garage for additional storage or vehicle accommodation.

This property is not just a house; it is a home that offers comfort, space, and a wonderful setting in the picturesque town of Barnard Castle. With its charming features and superb location, this is an opportunity not to be missed.

Accommodation

With entrance door to entrance hall with two built-in cloaks cupboard and glazed panelled door to inner hallway. The living room boasts stunning views over the rear garden with beautiful fireplace having inset log burner stove. The dining room has a window to rear elevation, exposed varnished floorboards, recessed shelving and door to kitchen. The dining/kitchen has a matching range of wall and base units incorporating granite worktops, space for American style fridge/freezer and space for Range style cooker with Belfast sink, built-in microwave oven, breakfast bar, windows overlooking the rear garden, door to garden and door to utility room.

The utility room includes matching units, sink unit, space and plumbing for washing machine and dryer as well as having a personal door to garage. From the hallway you have direct

access to a beautiful conservatory with stunning views over the rear garden and an abundance of light and warmth. There is also a family room giving further space for relaxing and enjoying family time. There are two bedrooms on the ground floor, one currently used as a study and a cloakroom/wc.

The first floor galleried landing provides access to the remainder of the accommodation. The master bedroom has an en-suite shower room and walk-in wardrobe. There are two further bedrooms on this floor and a four piece house bathroom suite as well as a large walk-in closet with Velux window.

Externally

Driveway. With in and out gravel and blocked paved driveway providing ample off-street parking for numerous vehicles.







Front Garden

Mainly laid to lawn with planted borders, wall and fenced boundaries.

Rear Garden

A beautiful enclosed rear south facing garden, mainly laid to lawn with planted borders, beautiful patio and seating area to enjoy alfresco dining or relaxing. The property also benefits from a useful outbuilding/storage shed with covered area.

Garage

With up and over door, power, light and door to rear garden and utility room.



Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion. Please note, there is a clause/covenant regarding development of an area of garden relating to Holmfield. For further information please contact the agent.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

Services

Mains electricity, water and drainage. Gas fired central heating.

Wayleaves, Easements & Rights of Way

Sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Conditions of Sale – Anti-Money Laundering

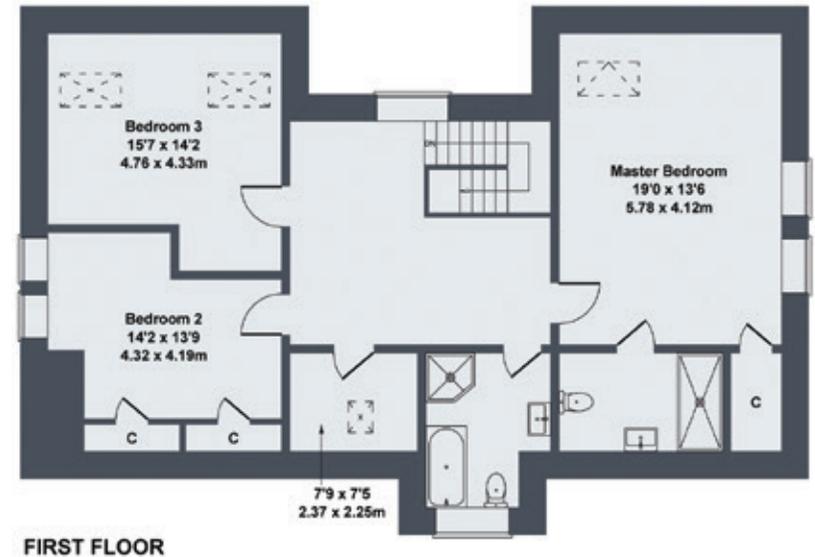
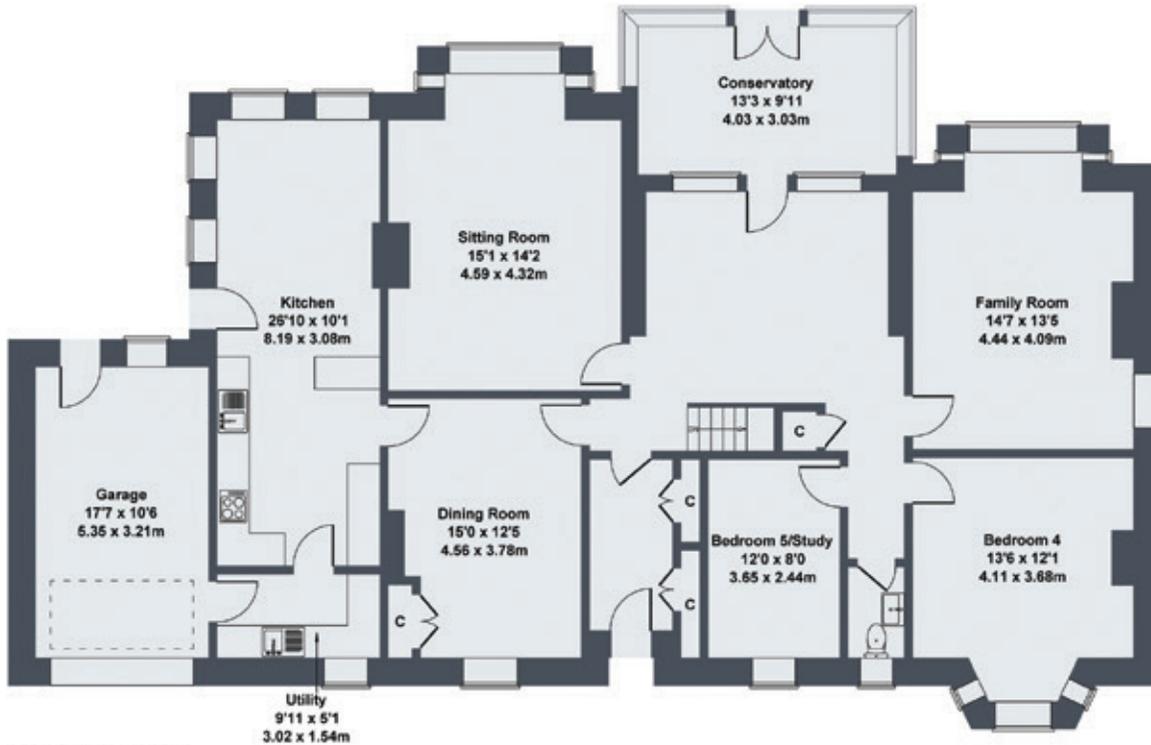
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Viewings

Strictly by appointment via GSC Grays.

Holmfield, Barnard Castle

Approximate Gross Internal Area
3122 sq ft - 290 sq m



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. 2026

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
- All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
- Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: March 2026
Photographs taken: March 2026