



22 ASHTREE DRIVE  
Barnard Castle



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 22 ASHTREE DRIVE

Barnard Castle, County Durham, DL12 8NZ

Nestled in the desirable Ashtree Drive, Barnard Castle, this modern detached family home offers a perfect blend of comfort and style. Overlooking a picturesque open communal area, the property is ideally situated in a sought-after location, making it an excellent choice for families.

## ACCOMMODATION

- \* Extended detached family home
- \* Sought after location on executive estate
- \* Spacious dining/kitchen with bi-folding doors to garden
- \* Four bedrooms, two bathrooms, two reception rooms
  - \* Garage and garden



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### Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 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. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.





### The Property

This modern detached family home offers a perfect blend of comfort and style. Overlooking a picturesque open communal area, the property is ideally situated in a sought-after location, making it an excellent choice for families.

Upon entering, ample space for relaxation and entertainment. The heart of the home is a spacious dining kitchen, which boasts bi-folding doors that seamlessly connect the indoor space to the garden, creating an inviting atmosphere for gatherings and alfresco dining.

The property features four well-proportioned bedrooms, ensuring that there is plenty of room for family and guests. With two modern bathrooms, morning routines will be a breeze, providing convenience for busy households.

Additional highlights include a garage, offering secure parking and extra storage, as well as a garden that invites outdoor enjoyment. This extended family home is perfect for those looking to create lasting memories in a tranquil yet vibrant setting.



### Accommodation

With entrance door to front elevation and hallway with staircase to first floor and doors to living room and study/snug, cloakroom/wc and dining/kitchen. The living room boasts a bay window to front elevation overlooking grassed green area and double panelled doors to dining/kitchen. The study/snug also has a window overlooking grassed green area. There is a ground floor cloakroom/wc to the rear of the entrance hall and door to dining/kitchen. The spacious dining/kitchen is the heart of this family home with ample space for both relaxing and dining boasting bi-folding doors to rear garden and Velux windows and light. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, space for Range style cooker and wall mounted gas central heating boiler. The utility room is to the rear of the kitchen with space and plumbing for washing machine and door to rear.

The first floor landing provides access to the master bedroom with fitted wardrobes and en-suite shower room, as well as three further bedrooms and a house bathroom. The bathroom comprises a three piece suite including a panelled bath, pedestal wash hand basin and low level WC.

### Externally

To the rear of the property there is an enclosed rear garden mainly laid to lawn with walled and fenced boundaries. The property is mainly accessed to the rear with timber gate to two parking spaces and single garage.

### Garage

16'8ft x 8'6 ft (8.05m x 2.59m) - With up and over door, power and light.

### Parking

Off-street parking for two vehicles.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded D.

### Particulars

Particulars written in April 2026.

Photographs taken in April 2026.

### Conditions of Sale - Anti Money Laundering

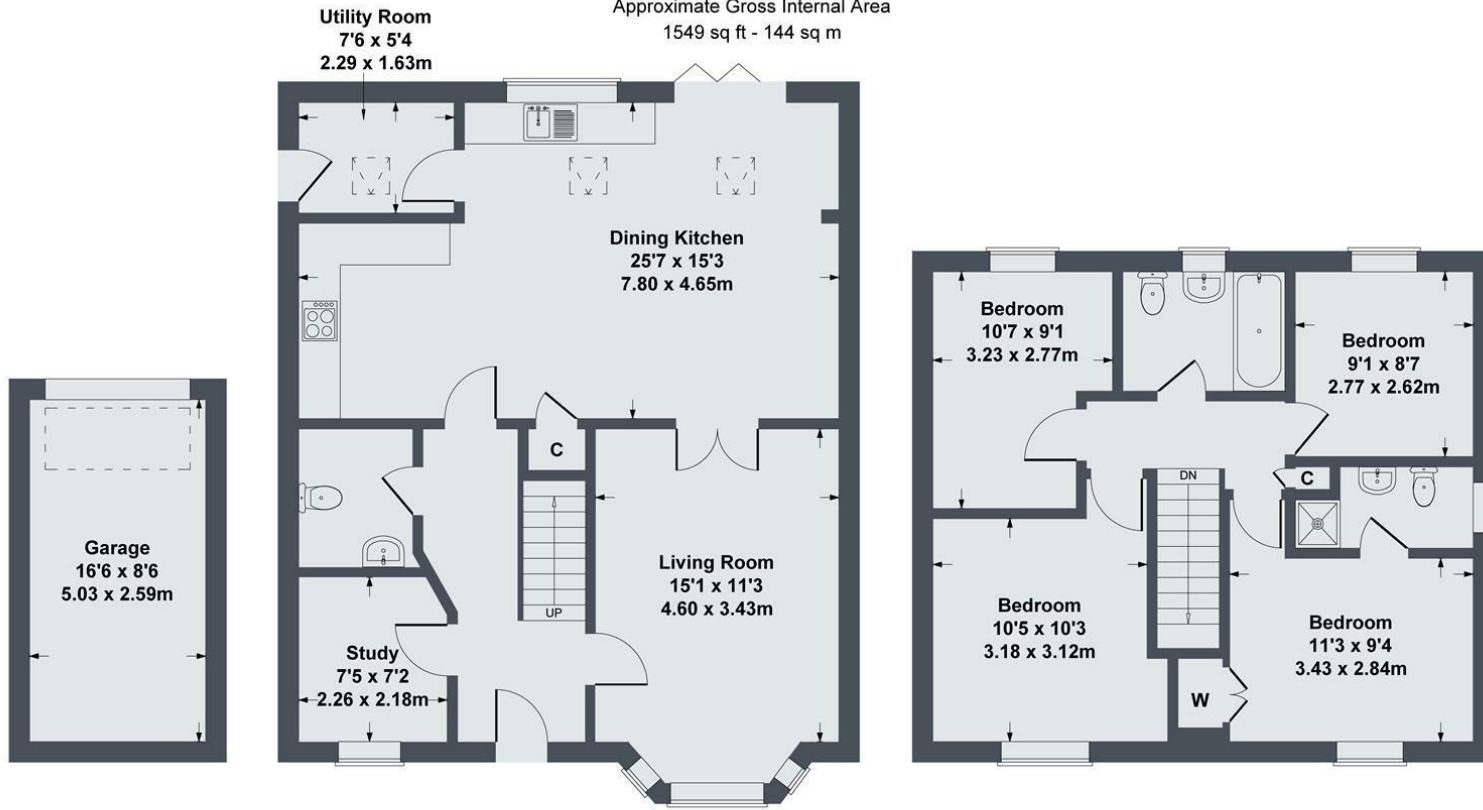
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. 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.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

# 22 Ashtree Drive, Barnard Castle

Approximate Gross Internal Area  
1549 sq ft - 144 sq m



**GARAGE**

**GROUND FLOOR**

**FIRST FLOOR**

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**DISCLAIMER NOTICE:**

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