



Grove Park

Barnard Castle



ADDISONS
PROPERTY • RURAL • VALUATION

ABOUT THE PROPERTY

Nestled within the prestigious Grade II listed main house at 34 Grove Park, Barnard Castle, this exceptional first floor apartment offers a unique lifestyle opportunity exclusively for the over 55s. Perfectly positioned to overlook the impressive main courtyard and entrance, the property is presented in excellent condition, having recently benefited from full redecoration including new carpets, flooring, kitchen, shower room, and boiler.

The welcoming entrance hall features an intercom access system and ample storage solutions, including shelved store cupboard and one housing the hot water cylinder. The generously proportioned double bedroom is light and bright, enhanced by double glazed windows, contemporary blinds, fitted wardrobes and a night storage heater for year-round comfort.

The spacious living room is a wonderful setting for relaxation, with a charming bay window and decorative panelling providing a touch of character. Flowing seamlessly into the modern kitchen, the space offers sleek grey units, wood effect worktops, and quality integrated appliances including an electric four-ring hob, fan oven, and stylish stainless steel extractor. There is also plumbing for a washing machine and space for undercounter fridge, all complemented by attractive wood effect flooring.

The well-appointed shower room boasts an oversized mains-fed shower, grey gloss vanity unit with hand wash basin, low-level WC, and chic tiled splashbacks with chrome accents. An obscured glazed window ensures privacy while allowing natural light to filter through.

Throughout the apartment, practical features such as pull cords, storage heaters, and double glazing provide peace of mind and comfort.

Externally, residents are invited to enjoy beautiful, well-maintained communal gardens, complete with serene seating areas—perfect for social gatherings or quiet reflection. Parking is conveniently provided, alongside handy drying areas.



Located in the highly regarded Grove Park area, this apartment benefits from easy access to all the delights of Barnard Castle's historic market town. Residents can explore local landmarks such as the iconic Barnard Castle itself and the Bowes Museum, as well as independent shops, cafes, and regular markets. The surrounding Teesdale countryside offers picturesque walks and a thriving sense of community, creating an ideal setting for relaxed, secure living.

Offered with no onward chain and ready for immediate occupation, this stunning apartment is sure to appeal to those seeking a blend of comfort, heritage and convenience. Arrange your viewing today to fully appreciate all that this outstanding property has to offer.

PRICE

£65,000

PROPERTY INFORMATION

Tenure: Leasehold

Lease Start Date: 06 Jul 1995

Lease End Date: 01 Aug 2141

Lease Term: 150 years from 1 August 1991

Lease Term Remaining: 115 years

Local Authority: Durham

Council Tax Band: B

Annual Price: £2,039

Conservation Area: No

Flood Risk: Very low

Predicted Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Water and Mains Drainage

Heating: Storage Heating

SERVICE CHARGE

The service charge deals with all common maintenance including gardens, exterior and common interior parts, cleaning of windows, painting of external and internally of common areas septic and water charges. The service charge is payable on a monthly basis and is currently £252.53.



Managing Agents - Anchor Housing Association.

Sinking Fund - A sinking fund exists to cover items of replacement. Contributions are payable upon the sale of the property.

Rates - Individual occupiers are responsible for their own community charges.

Water Charges - All water and sewage charges are included in the service charge

Heating Cost - Heating systems are independently provided to each flat. Each occupier will be responsible for their own heating requirements

SURVEY

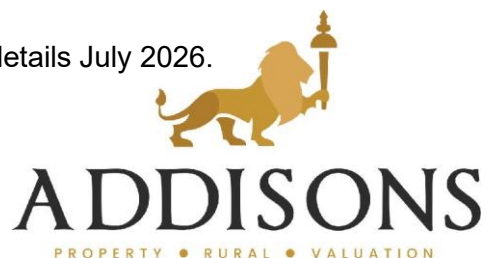
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt1 or info@addisons-surveyors.co.uk

BROCHURE

Photographs and details July 2026.



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

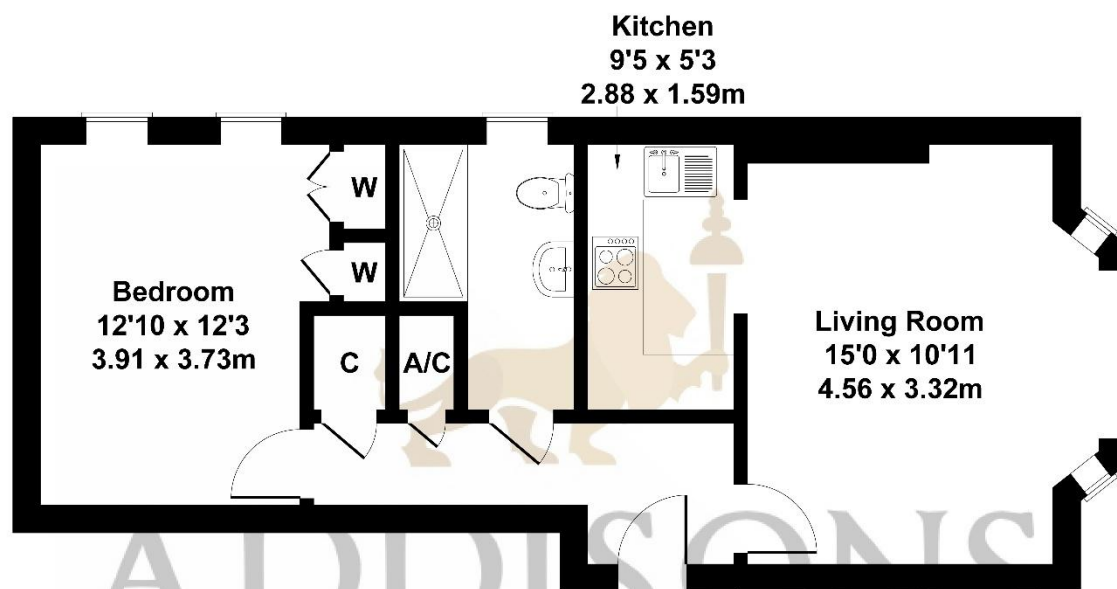
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK



Floor Plan

34 Grove Park



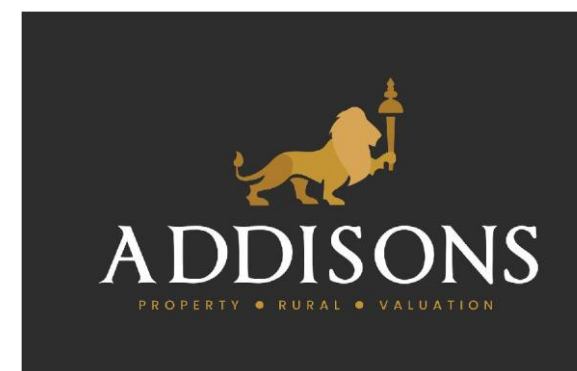
PROPERTY • RURAL • VALUATION

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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