



# Ullathorne Rise

Startforth



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# ABOUT THE PROPERTY

Situated at the head of a sought-after cul-de-sac in the tranquil village of Startforth, this exceptionally well presented detached bungalow offers the rare combination of peaceful living and convenient access to the vibrant amenities of nearby Barnard Castle. Enjoying a prime position amongst similar style homes, the property is surrounded by an attractive and well-maintained lawned garden, with a private driveway that provides ample parking for several vehicles and access to a single garage—ideal for those needing both convenience and security.

Upon entering, visitors are welcomed by a practical vestibule with immediate access to a smart cloakroom and WC. The heart of the home is a spacious living and dining room filled with natural light from a large box window overlooking the front garden. A handsome wood-surround fireplace with inset electric fire and marble hearth adds a cosiness, making this room a perfect setting for family gatherings and relaxed evenings. There is ample space for a dining table and chairs, and twin ceiling and wall lights create a warm, flexible ambience. Adjacent, the sleek kitchen features modern white units with contrasting worktops, integrated appliances—including a fan oven, four-ring gas hob, chimney style extractor, washing machine and upright fridge freezer—and a door opening to the side elevation for practical access to the gardens.



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An inner hallway leads to the sleeping accommodation, where there are two generous double bedrooms, each overlooking the peaceful rear garden, plus a spacious single bedroom with a side aspect—perfect for guests or use as a home office. The shower room is stylishly appointed, boasting a mains-fed shower, contemporary vanity storage, and low-level WC. The gas central heating boiler is discreetly housed in a hallway cupboard which also affords additional storage.

Step outside to discover the rear garden, laid mostly to lawn with borders. From here, you can enjoy views towards the imposing silhouette of Barnard Castle and the surrounding historic landscape—a truly unique outlook to savour in every season. The single garage includes electricity and ample space for storage or workshop activities

Startforth is ideally placed within close proximity to the bustling market town of Barnard Castle, renowned for its independent shops, cafes, and the famous medieval fortress. Enjoy scenic riverside walks along the Tees or explore the unspoiled landscapes of the North Pennines Area of Outstanding Natural Beauty, right on your doorstep. Local schools, healthcare, and transport links are within easy reach, making this a superb option for both families and downsizers seeking a blend of convenience and countryside tranquillity.

This sale represents a wonderful opportunity to secure a move-in ready home in fantastic condition. Viewing is highly recommended to fully appreciate the space, comfort and lifestyle on offer—please contact us today to arrange your appointment.

### **MEASUREMENTS**

Living Room/Dining Room: - Measurement TBC

Kitchen - Measurement TBC

Bedroom One - Measurement TBC

Bedroom Two - Measurement TBC

Bedroom Three - Measurement TBC

Shower Room - Measurement TBC

### **PRICE**

£256,500

### **PROPERTY INFORMATION**

Title Number(s):DU343724

Tenure: Freehold

Local Authority: Durham

Council Tax Band: D

Annual Price: £2,551

Conservation Area: No

Flood Risk: Very low

Proposed Broad Band Speeds: Basic 27 Mbps, Ultrafast 1000 Mbps

Satellite/Fibre TV Availability: BT and Sky

Services: Mains electricity, mains gas, mains water and mains sewerage.

### **SURVEY**

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

### **COVENANTS AND EASEMENTS**

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

### **VIEWING**

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt1

### **BROCHURE**

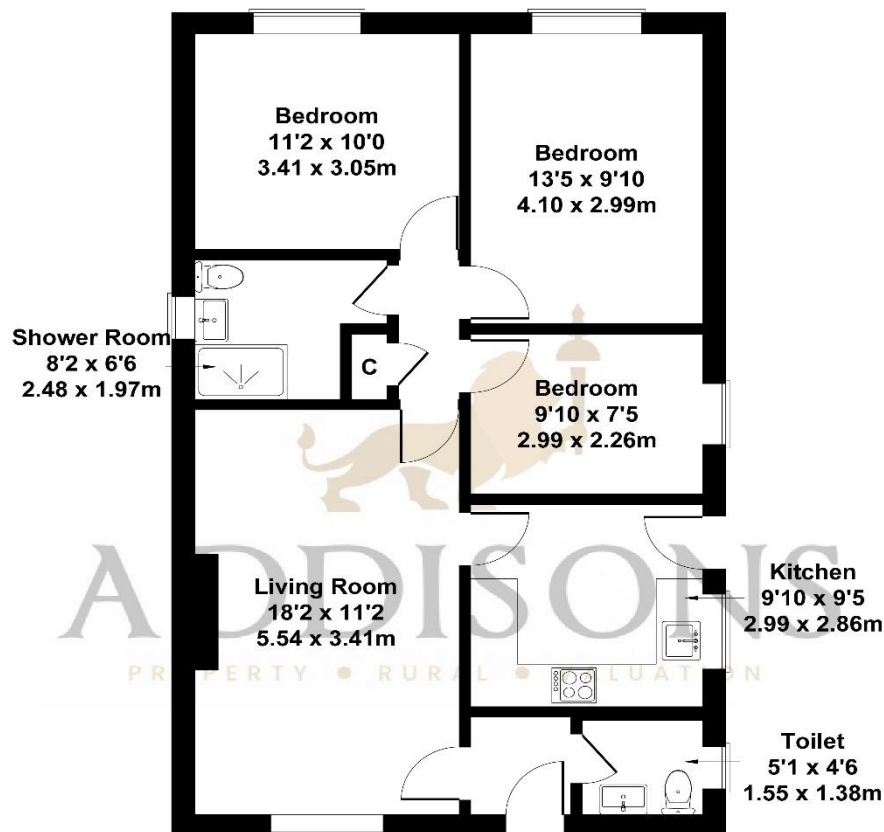
Details and photographs taken January 2026





# Floor Plan

## 23 Ullathorne Rise, Barnard Castle

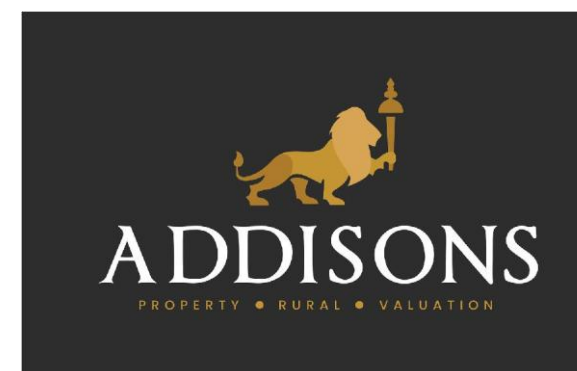


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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