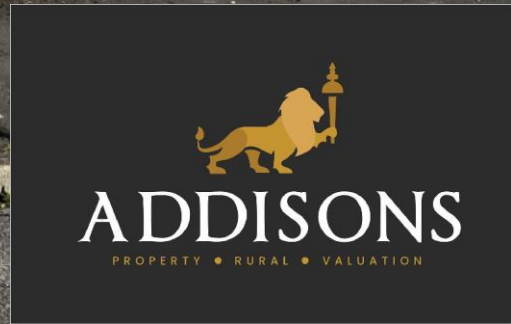




Kalafat
Barnard Castle



ABOUT THE PROPERTY

A three-bedroom end of terrace home is now available in the highly sought-after historic market town of Barnard Castle. Ideally positioned within a popular residential area, this inviting property is brought to market with no onward chain, offering an excellent opportunity for buyers looking for a property to personalise and make their own.

Upon entering, you are greeted by a welcoming hall with stairs leading to the first floor and access to the main living spaces. The comfortable living room enjoys a lovely bowed window overlooking the front elevation, allowing natural light to fill the space. An electric fire provides a charming focal point, while decorative coving to the ceiling adds a touch of character.

Flowing through from the living room is a well-proportioned kitchen, thoughtfully fitted with a comprehensive range of wall and floor units, complemented by contrasting work surfaces. There is a gas cooker, provision for under-counter fridge and freezer, plumbing for a washing machine, a stainless steel sink with a mixer tap, and a window looking out onto the rear garden. The kitchen also houses the gas central heating boiler and a radiator, ensuring comfort all year round.

The inner hall offers convenient access to the garden, cloakroom, and a spacious walk-in understairs cupboard with lighting.

Upstairs, the landing provides access to the first floor accommodation and to a boarded loft, complete with loft ladders ideal for additional storage.

Three bedrooms await on the first floor: the principal bedroom is positioned to the front elevation and benefits from two cupboards, one with hanging rail and the other with shelving ensuring ample storage for every need. The second bedroom is a rear-facing double boasting delightful garden views, built-in storage, coving, and a radiator for year-round comfort. A third bedroom, a comfortable single looks onto the front elevation.

Completing the upstairs arrangement is a shower room, fitted with a contemporary walk-in shower, pedestal basin, and WC. Partially tiled walls, an obscured window, and a practical radiator add both style and convenience.



Externally, the property is approached by a gravelled forecourt garden and pathway which leads to the front door. To the rear, a raised decking area offers the perfect spot for outdoor dining or relaxation, surrounded by a gravelled garden, raised flowerbed, established shrub borders, and a practical garden shed.

Barnard Castle is renowned for its rich history, picturesque streets, and thriving community. The property is conveniently located for access to a wealth of amenities, including supermarkets, independent shops, cafes, and restaurants. The town itself is famed for its medieval castle, riverside walks, and the stunning Bowes Museum—one of the UK's most notable cultural attractions. Excellent schooling is available locally, with reputable primary and secondary schools close by, as well as regular transport links connecting you to nearby towns such as Darlington and Bishop Auckland. Surrounded by scenic Teesdale countryside, residents can enjoy a host of outdoor pursuits on their doorstep.

With excellent potential to modernise to individual taste and a location steeped in character and convenience, this inviting home truly stands out. Arrange your viewing today.

Price

£225,000

Viewing

Strictly via appointment through the selling agents.

Property Information

Title Number(s)- DU130418

Tenure- Freehold

Services- Gas central Heating, Mains electricity, water and drainage.

Local Authority- Durham

Council Tax Band: B Annual Price: £2,039

Conservation Area – No



Parking- On Street Parking Is Available

Flood Risk- Very low

Mobile coverage- EE, Vodafone, Three & O2

Broadband- Basic 17 Mbps- Superfast80 Mbps

Satellite / Fibre TV Availability- BT & Sky

Restrictive Covenants & Easements

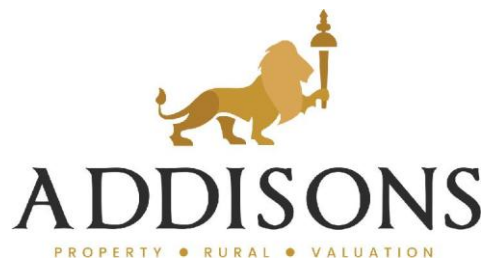
The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

Survey

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

Brochure

Photographs & details taken May 2026.



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

info@addisons-surveyors.co.uk

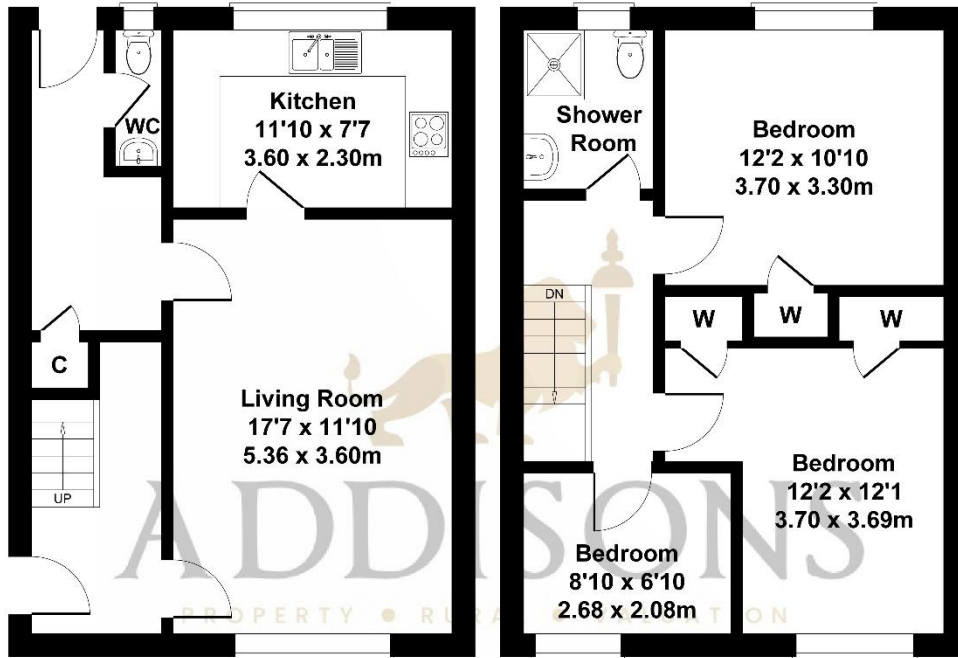
ADDISONS-SURVEYORS.CO.UK





Floor Plan & EPC

5 Kalafat, Barnard Castle



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

e onl
or th
playn
t the
sactic

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK