

JONATHAN WALLIS

13 Woodside, Barnard Castle

County Durham

Guide Price £550,000

13 Woodside

Barnard Castle

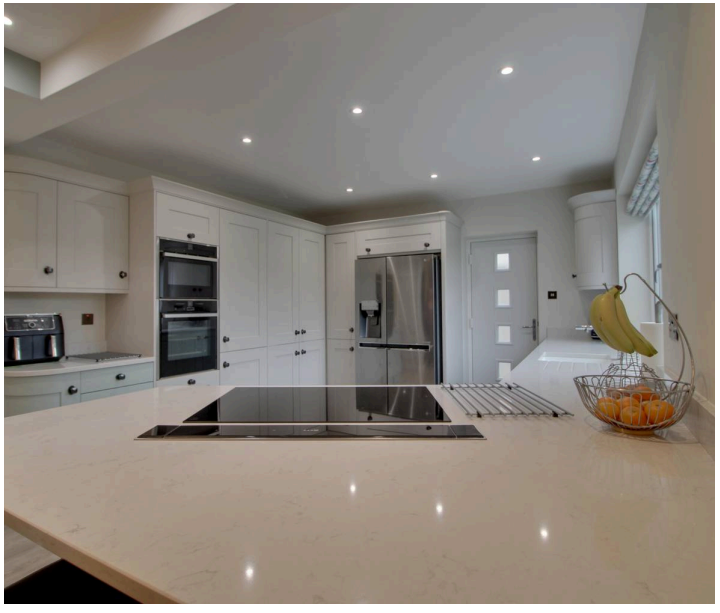
A spacious five-bedroom detached home set over three floors, featuring well proportioned family accommodation including a fantastic kitchen/diner, large gardens to the front and rear, and driveway and garage providing off street parking.

what3words ///wings.confident.reform

- Five-bedroom detached home arranged over three floors
- Beautifully presented throughout
- Spacious kitchen/diner with breakfast bar, slide and fold doors to the conservatory and concealed utility room
- Garage and driveway providing off-road parking
- Large front and rear gardens
- Council Tax band: E
- Tenure: Freehold
- EPC Energy Efficiency Rating: C









Porch
4' 10" x 5' 10" (1.48m x 1.78m)
The porch creates a wonderful first impression, providing a warm and welcoming entrance to the home. Flooded with natural light from the windows surrounding the space, it feels bright, airy and inviting.

Hallway
15' 1" x 5' 4" (4.60m x 1.63m)

Kitchen/Diner
27' 5" x 12' 2" (8.35m x 3.70m)
A stylish and well-appointed kitchen featuring an extensive range of cabinetry, generous work surfaces and a breakfast bar with seating. The space offers a great flow, with a side door providing direct access to the garden and a cleverly concealed utility room behind the kitchen cupboard doors. The adjoining dining area features slide and fold doors opening into the conservatory, creating a lovely sense of space and connection throughout.

Utility Room
7' 6" x 5' 5" (2.28m x 1.65m)
A well-appointed utility room offering useful worktop space, space for stacked laundry appliances and housing the boiler, providing a practical and convenient addition to the home.

Conservatory
11' 6" x 13' 2" (3.51m x 4.01m)
A bright and spacious conservatory, enjoying an abundance of natural light from the surrounding windows, large rooflight and French doors opening out onto the rear garden. With its vaulted ceiling and insulated construction, it offers a comfortable additional reception space overlooking the garden.







Living Room
17' 11" x 12' 0" (5.47m x 3.65m)
The living room provides an excellent space to unwind, centred around an electric fire with a quartz surround. Dual-aspect windows bring in light from opposite sides, complementing the room's generous proportions and creating an inviting place to spend time.

Landing
15' 2" x 8' 11" (4.62m x 2.71m)

Bedroom 2
12' 4" x 11' 11" (3.75m x 3.63m)
Another generous double bedroom with excellent proportions, providing plenty of space for a full range of bedroom furnishings.

Bedroom 3
12' 0" x 11' 11" (3.66m x 3.64m)
A spacious double bedroom with a versatile layout, offering plenty of room for bedroom furniture and storage.

Bedroom 4
15' 2" x 8' 8" (4.63m x 2.64m)
A comfortable and well-proportioned double bedroom, offering ample space for bedroom furnishings

Bedroom 5 / Office
11' 11" x 7' 1" (3.62m x 2.15m)
A room currently used as a home office, offering a practical space with the option to serve as a single bedroom.

Bathroom
A well-appointed bathroom featuring a separate jacuzzi bath and shower, wash basin and WC, combining everyday practicality with comfort and convenience







Landing
10' 6" x 9' 8" (3.20m x 2.95m)

Bedroom 1
14' 10" x 11' 4" (4.53m x 3.45m)
A characterful second-floor bedroom featuring sloping ceilings and skylights that allow natural light to pour in, creating a cosy and peaceful retreat tucked away beneath the eaves.

Dressing Room
3' 11" x 8' 2" (1.20m x 2.50m)
A dedicated dressing room accessed from the second-floor landing, with a doorway leading directly through to the en-suite, creating a convenient link between the two spaces.

En-Suite
11' 7" x 6' 10" (3.54m x 2.08m)
A neatly appointed en-suite, conveniently accessed via the adjoining dressing room.

Garden
The property benefits from generous gardens to both the front and rear. The rear garden also features a wildlife pond and a useful outhouse.

Garage and Driveway
A single garage is situated to the side of the property, providing useful additional storage space or secure parking for a vehicle. The garage is attached to the neighbouring property via a shared party wall.

The property has a shared driveway to access the property that provides off street parking for multiple vehicles.

Services
The property has mains electricity, water and drainage and has mains gas central heating.

Material Information
The property is understood to have a fibre broadband connection and there is good mobile signal across the majority of network providers. We would advise prospective purchasers to verify this information independently.

Viewings
To arrange a viewing, please contact the office on 01833 908087.

Particulars Notes
Particulars and photos are dated November 2026.

Every effort has been made to ensure the accuracy of these particulars; however, they are intended as a general guide only and should not be relied upon as statements of fact. Any information that is of particular importance should be independently verified.

All measurements, dimensions, boundaries, and floor areas are approximate. The inclusion of any fixtures, fittings, appliances, or services does not imply that they are in satisfactory working order or have been tested.

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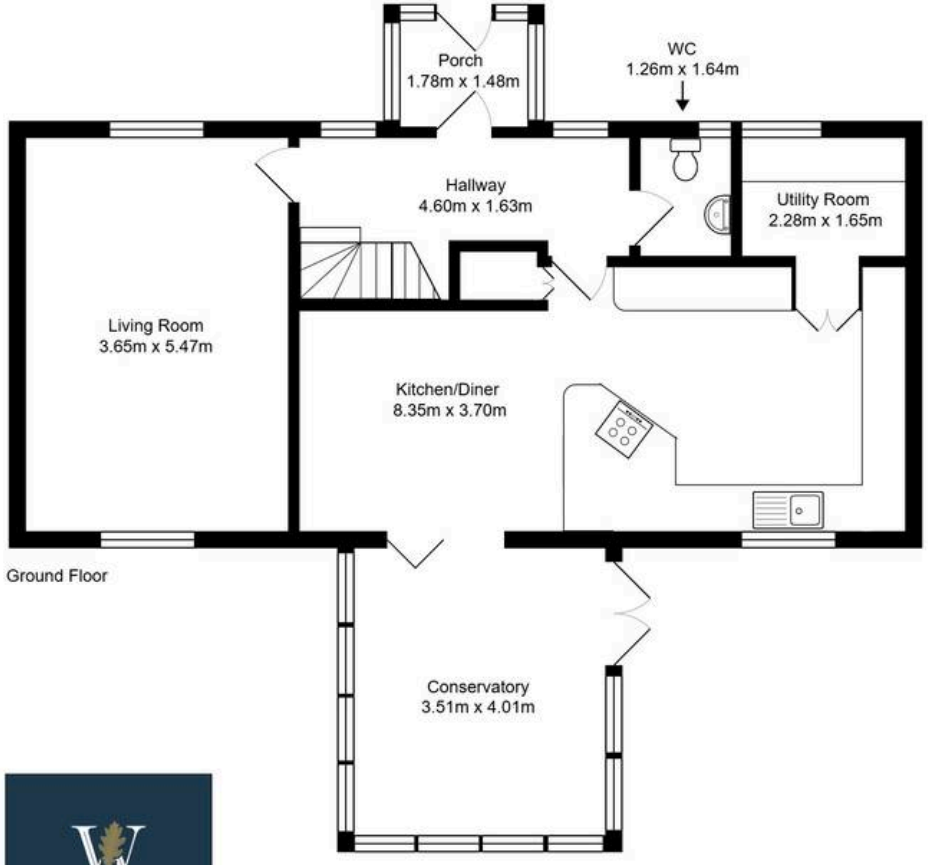
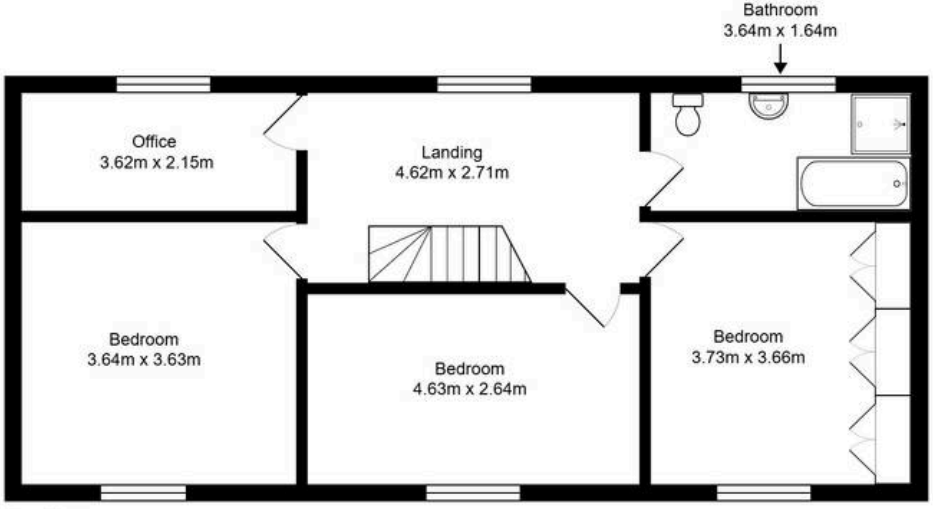
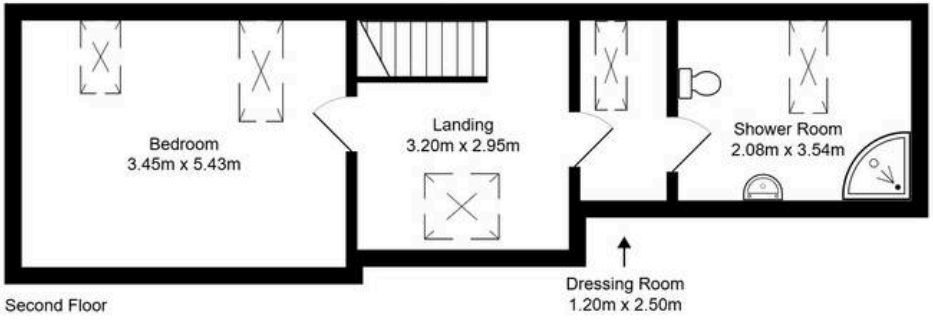


Ground Floor



First Floor



Second Floor

All measurements are approximate and for display purposes only.



Jonathan Wallis

24 The Bank, Barnard Castle - DL12 8PQ

01833908087 • info@jonathan-wallis.co.uk •

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