

# ORCHARD HOUSE

Romaldkirk, Barnard Castle

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# ORCHARD HOUSE

## Barnard Castle, County Durham, DL12 9EB

Located in the highly sought after village of Romaldkirk in scenic Teesdale, Orchard House is a superbly presented stone built home in an exceptionally private location. Tucked away behind a stone wall, the property enjoys spacious living accommodation, with three reception rooms, a dining kitchen, three bedrooms, including a master bedroom suite with walk in wardrobe and en-suite. Externally, there is off road parking for several vehicles, a garage and attractive private gardens.

## ACCOMMODATION

*Private location
*Stone built
*Three reception rooms
*Off road parking for several vehicles
*Generous gardens





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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL
01748 829217
agency@gscgrays.co.uk

GSCGRAYS.CO.UK

## Situation and Amenities

Located in the village of Romaldkirk in scenic Teesdale, Orchard House enjoys an exceptional rural location. Romaldkirk is a particularly attractive village based around three picturesque village greens. The village enjoys a pub and a well-known country house hotel along with an active Village Hall community. Primary schools can be found at Cotherstone and Barnard Castle whilst state secondary school with sixth form college, public school and prep schools can be found at Barnard Castle.

## The Property

Orchard House is a superbly presented and well designed, stone built home in an exceptionally private location. Tucked away behind a stone wall, the property enjoys spacious living accommodation to the ground floor, with three reception rooms, as well as a dining kitchen with a bespoke solid wood kitchen and integrated appliances. When entering the property there is a substantial hallway with solid oak staircase leading up to the galleried landing and first floor accommodation, benefitting from three bedrooms, including a master bedroom suite with walk in wardrobe, en suite and a house bathroom. Externally, there is off road parking for several vehicles, a garage and attractive, private gardens, mainly laid to lawn with well stocked beds and various patio seating areas.

## Accomodation















## Ground Floor

A solid wood bespoke kitchen with a good range of wall and base units with cream frontage and solid wood work surfaces, a double oven, integrated fridge/freezer, Armitage Shanks Belfast sink, tiled splashbacks, induction hob and a brushed stainless steel and glass canopy with extractor fan. Windows to the front and side, partially glazed double doors lead into the garden room and a door leads into the utility. Tiled flooring, space for a dining table. The garden room offers glazed windows to two sides and a partially glazed roof. Double patio doors lead out into the garden, tiled flooring. The utility is fitted with a range of wall and base units, stainless steel sink with mixer tap and drainer, plumbing for a dishwasher and washing machine. The oil boiler is located here. Slate tiled flooring. Door leading out to the parking area and into the garage. The multi-functional office room could be used for a variety of purposes such as a snug, playroom, ground floor bedroom or home office. The sitting room is a dual aspect room with windows overlooking the rear gardens, log burner with stone surround and hearth. Partially glazed oak framed double doors lead into the entrance hallway. The ground floor WC is fitted with a low level WC and wall mounted wash hand basin. Tiled flooring and a frosted glazed window to the side.





## First Floor

A solid oak staircase leads up to the first floor with half landing. There are windows to the front and side and oak doors leading to three bedrooms and family bathroom. The master suite offers a double bedroom with two windows to rear and side overlooking the gardens. A door leading to walk-in wardrobe with a good range of fitted hanging space and shelving, an additional fitted wardrobe and door leading into the en-suite shower room. The en-suite offers a corner shower, double wall mounted wash hand basins, low level WC, frosted glazed window to the rear, tiled flooring and extractor fan. Bedroom two offers far reaching views, a double bedroom with a dual aspect to the front and side. Bedroom three is a single bedroom with a window to the side and a fitted linen cupboard. The family bathroom is fitted with a white suite comprising free standing contemporary bath with triple taps including hand shower unit, wash hand basin, low level WC, frosted glazed window to the side, tiled flooring and extractor fan.

## Externally

## Front Garden

The property is approached through a stone archway into a gravelled parking area with off-road parking for several vehicles and access to an attached stone built garage. There are walled boundaries, well stocked flower borders and a wrought iron gate to the side of the property providing a discreet storage area for bins and the oil tank. A gravel path to the side leads round to the rear gardens.

## Rear Garden

Following the gravel path to the side of the property leading round to the rear gardens which are mainly laid to lawn with well stocked flower beds and borders, housing a variety of shrubs and mature plants. There are two stone paved seating areas, one of which sits adjacent to the garden room. A gravelled pathway to the side of the lawn leads to a screened compost area and a timber garden shed. Within the garden, there are also mature trees and planting. The rear garden has walled and fenced boundaries creating an incredibly private space.

## Garage

With an up and over door with light, water and power connected, including double sockets, and a pedestrian door leading into the utility.

## Tenure

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

## Local Authority and Council Tax

Durham County Council Tel: 03000 260 000.
The property is banded F

## Particulars

The particulars were written and the photographs taken in October 2026

## Condition of Sale

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## Services and Other Information

The property is serviced by oil fired central heating. Mains electricity and water are connected. There is a private Klargester sewage treatment system installed. Double glazing throughout.




**Ground Floor** Building 1




**Floor 1** Building 1

**Approximate total area**(1)

1900.34 ft²

176.55 m²

**Reduced headroom**

10.29 ft²

0.96 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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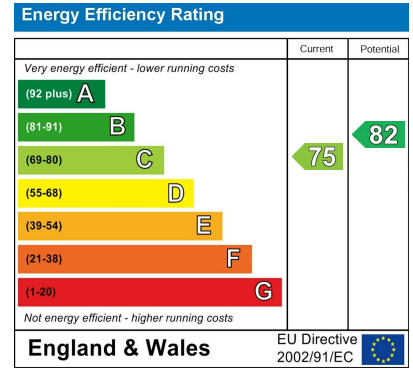





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