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26 Merlin Drive, Barnard Castle
Asking Price £475,000

Welcome to this stunning property located on Merlin Drive in the charming town of Barnard Castle. This impressive detached house boasts a generous living space of 1,916 square feet, providing ample room for both relaxation and entertainment.

The home features two spacious reception rooms, perfect for hosting family gatherings or enjoying quiet evenings. With five well-appointed bedrooms, bedrooms 4 & 5 have been opened up by the vendor to provide a large walk in dressing area. This could be returned if required, and used as a bedroom as it was initially intended, offering plenty of space for a growing family. The property also includes three modern bathrooms, ensuring convenience and comfort for all residents.

Built in 2024, this contemporary house combines modern design with practical living. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. Please note, the external footpaths to the front of the property are awaiting completion by the developer.

Situated in the picturesque Barnard Castle, this property offers a wonderful blend of rural charm and modern amenities. With its excellent location, you will find yourself close to local shops, schools, and beautiful countryside walks.

This exceptional home is perfect for those seeking a stylish and spacious living environment in a delightful setting. Do not miss the opportunity to make this remarkable property your own.







26 Merlin Drive, Barnard Castle

General Remarks
A truly outstanding opportunity has arisen to acquire an executive detached residence occupying a most pleasing position on Merlin Drive within the delightful market town of Barnard Castle.
Five Double Bedrooms
Two En Suites & Family Bathroom
Large Open Plan Dining Room / Kitchen / Family Room
Gas fired central heating

Location
The property is situated on Merlin Drive within the beautiful Market Town of Barnard Castle. The town offers a wide range of amenities including shops, restaurants, Banks and a Post Office as well as professional and cultural facilities including Bowes Museum. Many of the attractions of Teesdale and Swaledale are just a short distance away as are the North Yorkshire Moors and Lake District. The surrounding countryside is perfect for outdoor enthusiasts as the property is well-located for walking, cycling and horse riding with quiet country lanes and beautiful scenery. For schooling, there is a Primary School, while secondary schooling is available at Teesdale School. The prestigious Barnard Castle School is close by providing private education from 4-18 years; Prep School 4-11 years and Senior School 11-18 years.

Entrance Hallway
The property is entered through a composite door with double glazed windows to the side leading into an inviting and most welcoming entrance hallway The hallway is warmed by a central heating radiator, is elegantly finished and benefits from laminated flooring and and an under-stairs cupboard providing useful storage.

Cloakroom
The cloakroom has vinyl flooring, a UPVC double glazed window to the side elevation and is fitted with a suite comprising of wash hand basin, a low level WC and a towel radiator.

Lounge
18'3" x 11'6"
The beautifully presented lounge is situated to the rear elevation of the property. Designed for relaxation and family gatherings the lounge is warmed by central heating radiator, is tastefully decorated in neutral tones and benefits from laminated flooring and UPVC double glazed French doors which lead out to the rear garden.

Study
8'7" x 8'1"
The study is situated to the front elevation of the property. Warmed by a central heating radiator and benefiting from a UPVC double glazed window. This versatile room would make an ideal home office.

Kitchen / Dining Room / Family Room
23'0" x 11'9"
The open plan kitchen/dining/family room is simply stunning. The most modern and contemporary kitchen is fitted with a comprehensive range of wall floor and drawer units with contrsting, wood-effect worktops incorporating a stainless steel sink and drainer. The kitchen benefits from laminated flooring, a UPVC double glazed window and a full range of integrated appliances including a fridge/freezer, an electric oven with a gas hob and over head extractor hood and a dishwasher. The dining room has French doors which lead out to the rear garden. There is ample room for a dining table.

Utility Room
7'1" x 5'6"
The utility room is fitted with a range of wall, floor and drawer units with contrasting worktops incorporating a stainless steel sink and drainer. The kitchen benefits from plumbing for an automatic washing machine, a door which leads to the side elevation of the property with a further door leading into the integaral garage.

First Floor Landing
A staircase leads to the first floor landing.

Master Bedroom
15'9" x 14'6"
A double bedrooom situated to the front elevation of the property. Warmed by a central heating radiator, tastefully decorated in neutral tones and benefiting from a UPVC double glazed window and an adjoining en suite shower room.

En Suite Shower Room
7'4" x 4'0"
The En Suite shower room is warmed by a towel radiator, has vinyl flooring, a UPVC double glazed window and is fitted with a modern suite comprising of a shower cubcile with shower, a wash hand basin and a low level WC.

Bedroom Two
12'3" x 11'3"
A double bedroom with pleasant views overlooking the rear garden. Warmed by a central heating radiator, tastefully decorated and benefiting from a UPVC double glazed window and an adjoining en suite shower room.

En Suite Shower Room
10'4" x 4'0"
The En Suite shower room has vinyl flooring, a UPVC double glazed window and is fitted wih a modern and most contemporary suite comprising of a shower cubicle with shower, a wash hand basin and a low level WC.

Bedroom Three
12'0" x 10'4"
A double bedroom warmed by a central heating radiator and benefiting from a UPVC double glazed window overlooking the rear elevation of the property.

Bedroom Four
12'8" x 8'3"
With a UPVC double glazed window overlooking the front elevation of the property a further double bedroom warmed by a central heating radiator.

Bedroom Five
12'8" x 8'7"
A double bedroom situated to the front elevation of the property. Warmed by a central heating radiator and tastefully decorated in neutral tones.

Bathroom
10'4" x 5'8"
The bathroom has vinyl flooring and is fitted with a modern and most contemporary suite comprising of shower cubicle with shower, a panelled bath, a wash hand basin a low level WC and a towel radiator.

Externally
Externally to the front of the property there is a block paved driveway providing off road car parking, a garden which is laid to lawn and a double garage. To the rear of the property there is a garden which is laid to lawn and a patio area which is ideal for outdoor entertaining.







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