

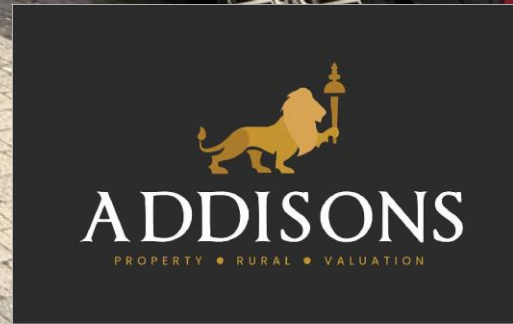


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# Thorngate Place

Barnard Castle



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# ABOUT THE PROPERTY

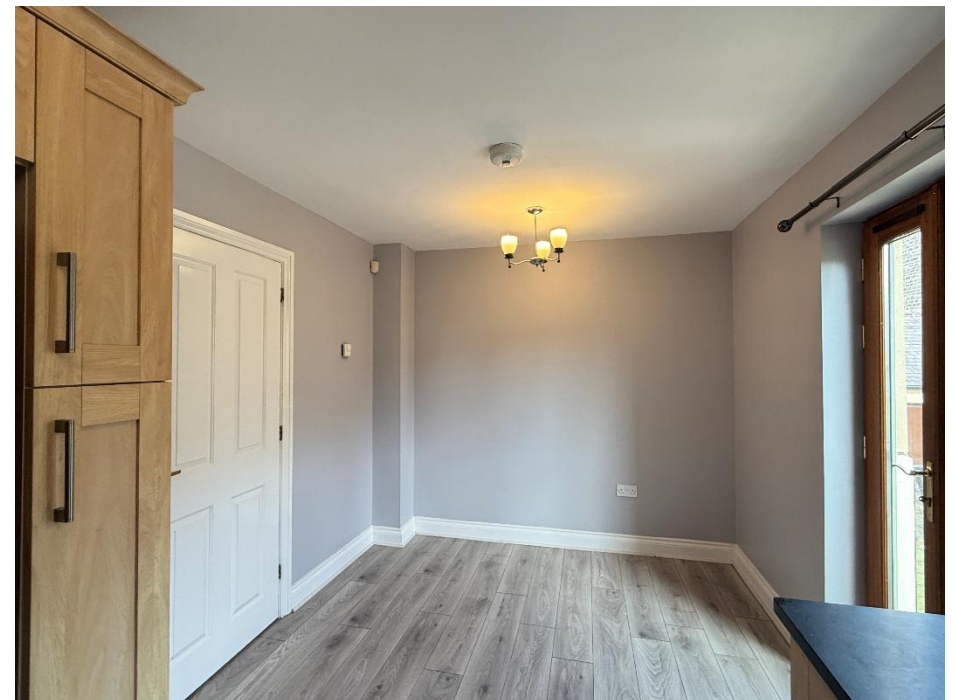
Located in this sought-after courtyard development of Thorngate Place, Barnard Castle, this impressive stone-faced townhouse offers the ultimate blend of contemporary comfort and classic design. Occupying a pleasant and convenient position close to the vibrant heart of Barnard Castle, the home is ideally suited for families seeking versatile and spacious living, with the added benefit of no onward chain. The property is warmed throughout by underfloor heating.

Spanning four well-proportioned floors, this property provides flexible accommodation with five generous double bedrooms plus the added advantage of rooms that can be adapted to suit your lifestyle—be it home office space, playrooms or guest rooms. The ground floor welcomes you with an inviting entrance vestibule, cloakroom, and access to both the integral garage and a multi-purpose bedroom/office/playroom, perfect for flexible family needs. To the rear is a well-equipped utility room with ample storage and space for appliances, and a doorway leading out to the low-maintenance courtyard garden—an ideal spot for relaxing or entertaining.

The heart of the home is the first floor, where a bright and spacious dining kitchen awaits. Fitted with modern wall and floor units, granite worktops, integrated appliances—including a fan oven, hob, chimney-style extractor, dishwasher, and American fridge/freezer—this room is designed for both practical living and hosting family meals. French doors open to a Juliette balcony, filling the space with natural light. Also on this floor are a welcoming living room with elegant coving and front aspect windows, and a study which can easily double as a snug or single bedroom.

Moving to the upper floors, the second floor comprises the master bedroom—with two windows to the rear, a walk-in wardrobe, and an en suite shower room—and a further double bedroom to the front. The family bathroom is well-appointed with a panelled bath, pedestal wash basin and tiled walls. The top floor offers two further double bedrooms, one with a walk-in wardrobe and another with two front-facing windows and useful overstairs storage.

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Externally, the property benefits from its own driveway/allocated parking space leading to a single integral garage with power, lighting, and electric door, ensuring secure and convenient parking. To the rear, the courtyard garden has been designed for simplicity, providing year-round enjoyment with minimal upkeep.

Thorngate Place enjoys an enviable location just moments from the bustling amenities of Barnard Castle, renowned for its historic market town charm, stunning riverside walks, and excellent selection of independent shops, cafés, and restaurants. The property is also within easy reach of local schools, parks, and leisure facilities, making it an excellent choice for families. Nearby countryside and the iconic Bowes Museum further enhance the appeal of this desirable address.

Don't miss the opportunity to make this versatile townhouse your next home. Arrange your viewing today to fully appreciate all that this exceptional property and its prime location have to offer.

### VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1.

### PRICE

£335,000

### PROPERTY INFORMATION

Title Number(s): DU265700

Tenure: Freehold

Local Authority: Durham

Council Tax Band:E

Annual Price:£3,205

Conservation Area: Barnard Castle

Flood Risk: Very low

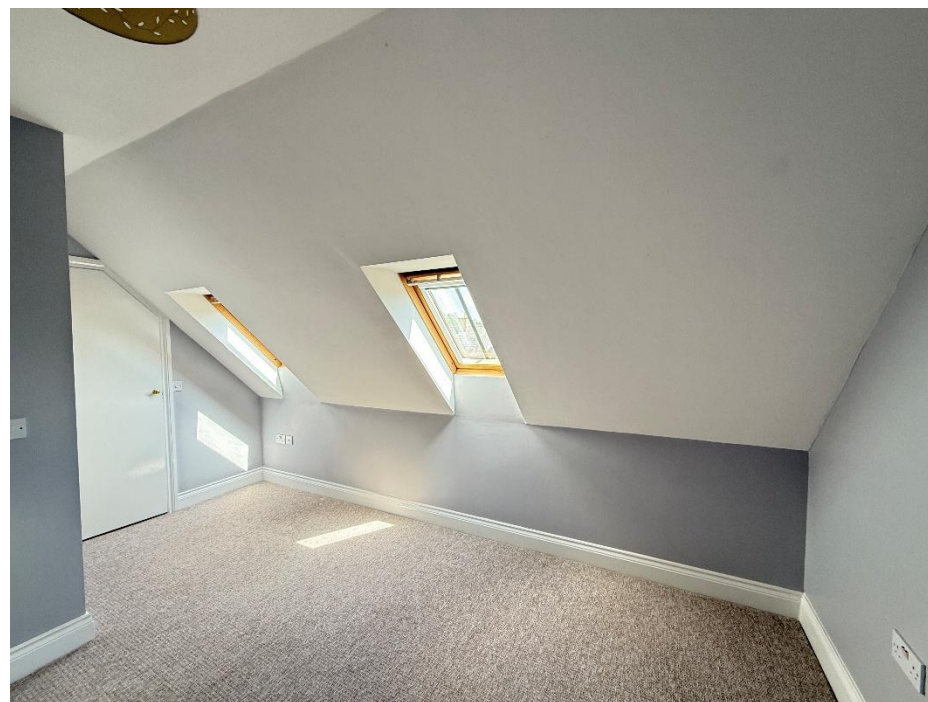
Predicted Broadband: Basic 16 Mbps, Superfast, 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains Electricity, Mains Gas, Mains Water and Mains Drainage

Heating: Underfloor Heating - Powered by Gas Boiler

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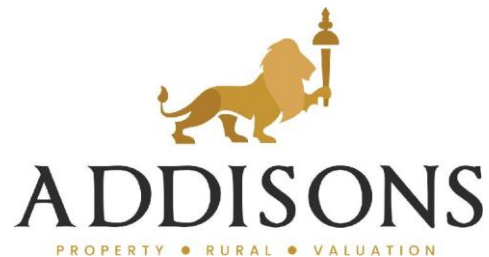
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## NOTE

The communal courtyard to the front is under ownership of Thorngate Place Management Company. There has never been a charge imposed to contribute towards the maintenance of this area to date. The owner of the property will also have a share in the management company.

## BROCHURE

Details and photographs taken June 2026.



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01833 638094

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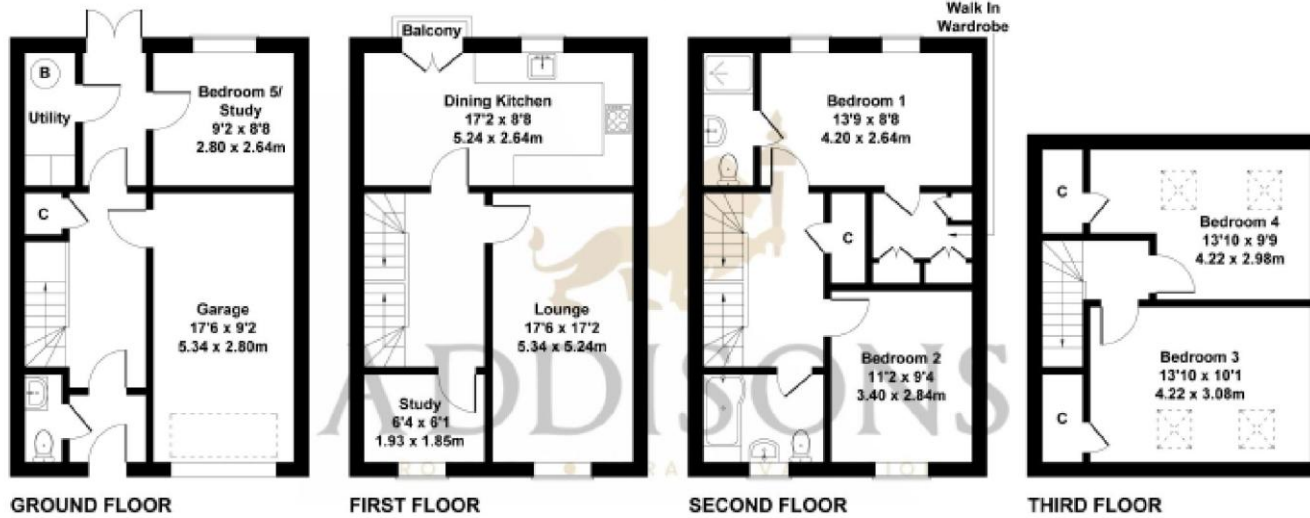
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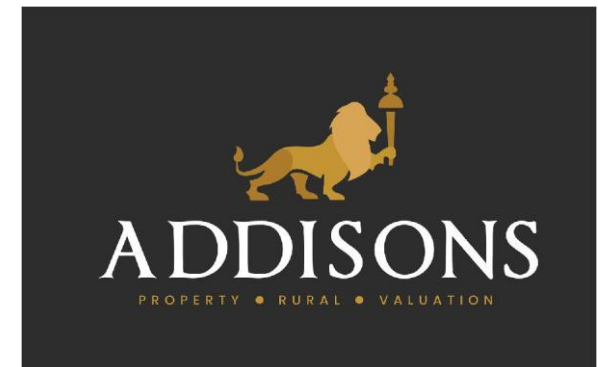
# Floor Plan

## 25 Thorngate Place



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		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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