



Corner Cottage
28 Kirk View, Barnard Castle



ABOUT THE PROPERTY

Welcome to Corner Cottage, 28 Kirk View is an attractive stone-built end of terrace cottage set on Kirk View in the picturesque market town of Barnard Castle. Dating back to 1895, this property boasts pine doors, skirting boards, decorative door stencilling, inglenook fireplace and charming exposed beams.

Step through the UPVC double glazed entrance into a welcoming hallway adorned with cornicing and twin lights, with pine open ladder ascending to the spacious attic room above. The living room benefits from a striking bay window and a second window to the side elevation, flooding the space with natural light. An inglenook fireplace with a wood mantle, exposed stonework, and an electric stove forms the heart of the room, while built-in shelves and wall lights add finishing touches of warmth.

The kitchen offers fitted wall and floor units, worktops, extractor fan, and integrated double oven with a four-ring gas hob. There is plumbing in place for both washing machine and dishwasher, ample space for a fridge freezer, plus a wall-mounted central heating boiler. A fully-tiled bathroom provides a panelled bath with electric shower, a pedestal hand wash basin, a low-level WC, built-in storage, and an obscured glazed window for privacy.

There are two comfortable double bedrooms, the principal bedroom features full-length fitted wardrobes with a cleverly designed desk space nestled within, access through sliding doors from the main bedroom into a sun lounge with access from there into the small yard. The second double bedroom enjoys a front aspect window and a useful alcove for storage. Stairs ascend to the attic, where the main section – has exposed beams and trusses, built in storage cupboards, Velux window and lighting — offering a flexible space. A second area is used primarily for storage.

Externally, the property enjoys a small, enclosed, paved, planted rear yard. To the front, a wrought iron gate opens onto a paved forecourt with raised, planted borders, creating a pleasant setting.



Situated just a short stroll from Barnard Castle's vibrant high street and historic marketplace, Kirk View is ideally placed for enjoying the town's renowned amenities. The iconic Bowes Museum, riverside walks along the Tees, and the imposing castle ruins are all within easy reach. Local shops, quaint cafés, and excellent schools are nearby, as well as transport routes for exploring further afield, including the beautiful Yorkshire Dales and Durham city.

On-street parking is available outside, and the cottage is presented in good condition throughout. With its perfect blend of charm and modern convenience, this lovely home is sure to appeal to a range of buyers.

Arrange a viewing today to fully appreciate all that this exceptional property and its prime location have to offer.

PRICE

£185,000

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt 1 or info@addisons-surveyors.co.uk

PROPERTY INFORMATION

Title Number(s): DU135520

Tenure: Freehold

Local Authority: Durham

Council Tax Band: B

Annual Price:£2,039

Conservation Area: No

Flood Risk: Very low

Predicted Broadband Speed: Basic: 18 Mbps, Superfast: 80 Mbps, Ultrafast: 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

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

Heating: Gas Fired Central Heating



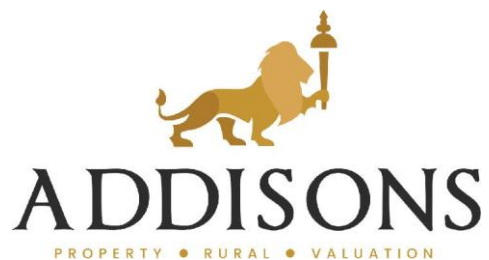
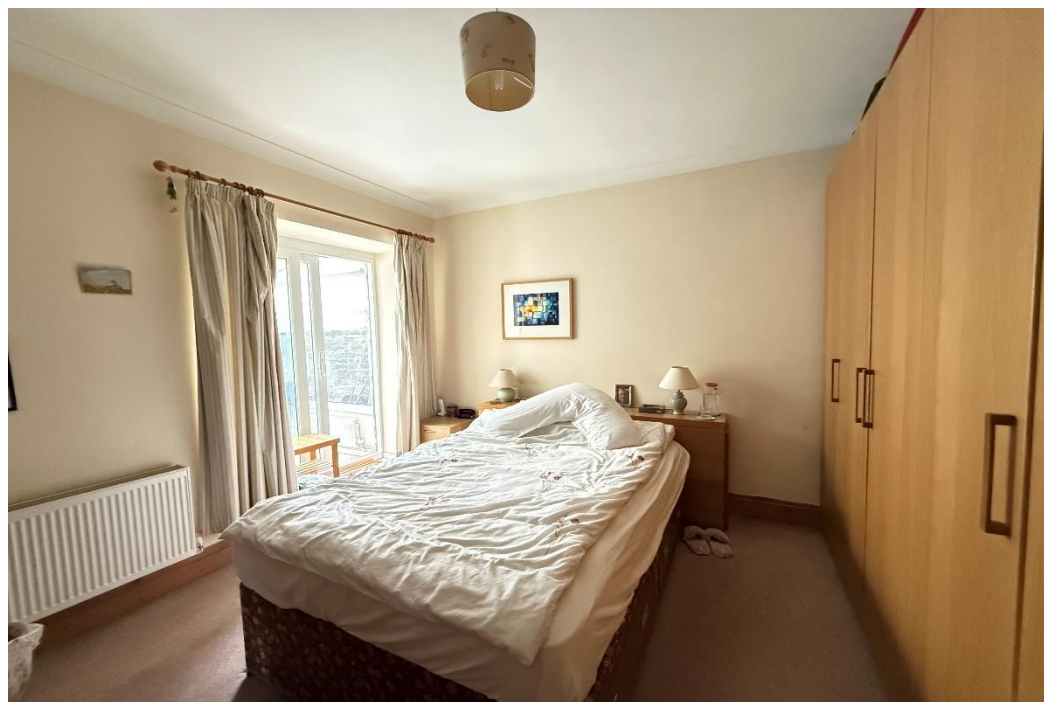
We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVERNANTS AND EASEMENTS

The property is subject to an easement(s) that will need to be verified by the seller's solicitor. There is a right of way in favour of the property over the neighbours garden.

BROCHURE

Details and photographs taken July 2026



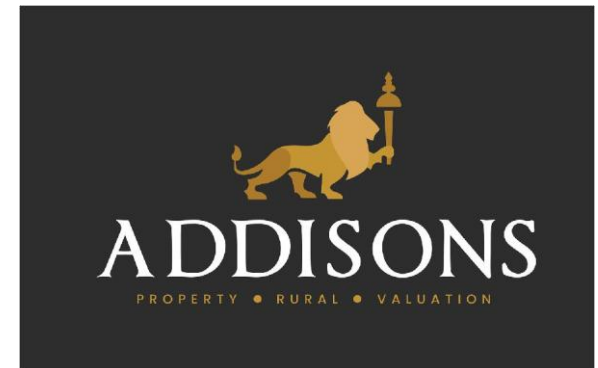
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Floor Plan



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