



Victoria Road
Barnard Castle



ABOUT THE PROPERTY

Nestled on the sought-after Victoria Road in the charming market town of Barnard Castle, this attractive semi-detached house presents an impressive and spacious living environment, perfectly pairing character with modern convenience. Set back behind double wrought iron gates, the property benefits from a paved driveway, front lawn and tastefully planted walled borders, providing both kerb appeal and practical off-street parking.

Step inside via the side entrance and be welcomed into the hallway with contemporary LVT flooring, offering access to the main living spaces and useful understairs storage. The living room, overlooking the front garden through a beautiful bow window, exudes warmth with its LVT flooring and a striking cast iron open fireplace set within a decorative surround—the ideal spot for relaxing evenings.

To the rear, the dining room seamlessly connects to the garden via patio doors, and boasts its own inviting inglenook fireplace with a multi-fuel stove and solid oak mantle. The through access leads into a well-appointed kitchen, fitted with grey high-gloss units, wood-effect worktops, tiled splashbacks, and integrated appliances. There is a clever breakfast bar for casual dining, with feature lighting, and a handy rear kitchen/utility area with plumbing for laundry appliances and ample space for a fridge freezer. From here, a dual opening door invites you out into the rear garden.

Upstairs, discover a spacious half-landing with views to the front, leading to a versatile main landing—an ideal spot for a desk or reading nook. The principal double bedroom enjoys a decorative cast iron fireplace and another large bow window, flooding the room with natural light. The second double bedroom features a built-in cupboard and en-suite shower room, perfect for guests or family. A family bathroom with a P-shaped bath and mains-fed shower.

Tucked away, a staircase from the main landing gives access to an attic room, complete with exposed roof trusses, Velux window and generous eaves storage.



Externally, the rear garden is a true highlight, offering a sunny, private haven with mature planting, a well-kept lawn, paved patio seating, and a brick-built storage shed. Side access and multiple entry points make entertaining and outdoor living effortless.

Situated in the heart of Barnard Castle, residents benefit from proximity to the picturesque River Tees, excellent local schools, and a short stroll to the historic town centre with its renowned castle ruins, weekly market, and an array of independent shops, cafes, and pubs. Scenic walks, beautiful countryside, and attractions such as The Bowes Museum are just minutes away, making this an ideal home for those seeking a wonderful blend of town and country living.

Early viewing is highly recommended to appreciate all that this home has to offer. Contact us today to arrange your personal tour.

PRICE

£249,995

PROPERTY INFORMATION

Land Registry Title Number:DU208630

Tenure: Freehold

Local Authority: Durham

Council Tax Band: C

Annual Cost: £2,331

Flood Risk Very low

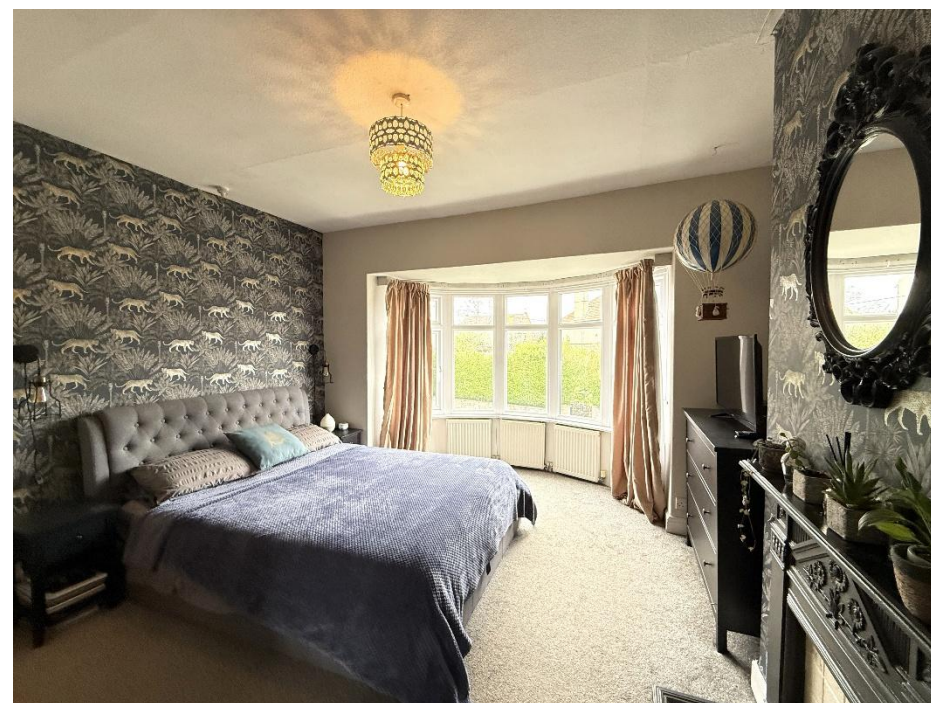
Conservation Area: No

Predicted Broadband Speeds: 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 Drainage

Heating: Gas Fired Central Heating - Hive Thermostatic Controls



SURVEY

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

COVERNANTS AND EASEMENTS

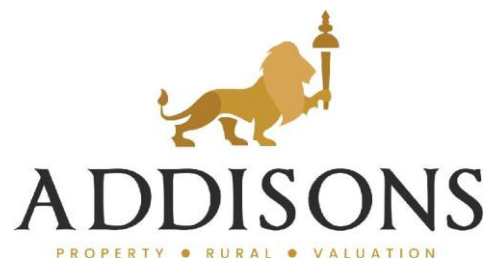
The property is subject to an easement which will need to be verified by the sellers solicitors

VIEWING

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

BROCHURE

Details and photographs taken April 2026



13 Galgate Barnard Castle, County Durham, DL12 8EQ
01833 638094

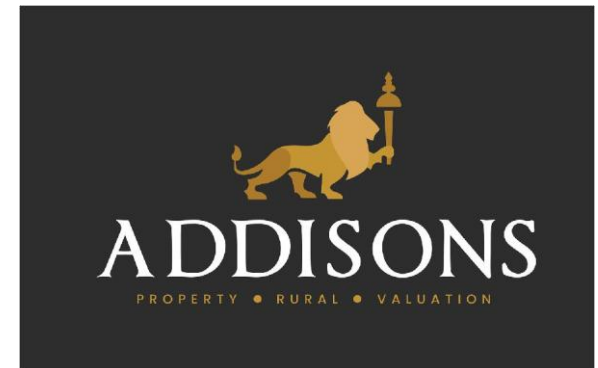
info@addisons-surveyors.co.uk

ADDISONS-SURVEYORS.CO.UK





Floor Plan



Addisons Chartered Surveyors gives notice that: These particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Addisons Chartered Surveyors has any authority to make any representation or warranty whatever in relation to the property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property.

T: 01833 638094

ADDISONS-SURVEYORS.CO.UK