

2 MILL COTTAGE DEMESNES

Barnard Castle, County Durham DL12 8PE

GSC GRAYS

PROPERTY • ESTATES • LAND

2 MILL COTTAGE DEMESNES

Barnard Castle, County Durham DL12 8PE

Situated in the Demesnes area, this delightful Grade II listed terraced cottage offers a unique blend of historical character and modern convenience. With two well-proportioned bedrooms, this property is perfect for individuals or couples seeking a tranquil riverside lifestyle. No Onward Chain.

Bishop Auckland 15 miles, Darlington 16 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in the historic market town of Barnard Castle, this property provides easy access to the amenities within the town and its surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. There are main line train stations at Darlington and Durham, with International Airports to be found at Newcastle and Leeds/Bradford. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

GSC GRAYS

PROPERTY • ESTATES • LAND

5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK





The Property

Situated in the Demesnes area, this delightful Grade II listed terraced cottage offers a unique blend of historical character and modern convenience. With two well-proportioned bedrooms, this property is perfect for individuals or couples seeking a tranquil riverside lifestyle.

Upon entering, you are welcomed into a cosy reception room that exudes warmth and charm. The cottage features a thoughtfully designed bathroom, ensuring comfort and practicality for everyday living.

One of the standout features of this property is its picturesque riverside location, providing a serene backdrop for your daily life. Imagine enjoying leisurely walks along the riverbank or simply soaking in the natural beauty that surrounds you.

Additionally, the property benefits from parking, a valuable asset in this desirable area, allowing for easy access and convenience. With no onward chain, this cottage presents a seamless opportunity for prospective buyers to move in without delay.

This charming two-bedroom cottage in Barnard Castle is not just a home; it is a lifestyle choice, offering a perfect blend of historical charm and modern living in a stunning riverside setting.

Accommodation

Ground Floor

With entrance door to front elevation, window to front elevation, staircase to front floor and open arch to kitchen. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with electric oven, electric hob, space for fridge, window to front elevation and built-in storage cupboard housing hot water cylinder and electric central heating service point.

First Floor

With two bedrooms both with windows to front elevation and a house bathroom comprising a freestanding bath, pedestal basin and low level WC.

Externally

To the East of the property there is a wooded area with walled boundary.

Parking

Designated parking for one vehicle.

Tenure

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

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.
For Council Tax purposes the property is banded D.

Particulars

Particulars written in June 2026.
Photographs taken in June 2026.

Conditions of Sale - Anti Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

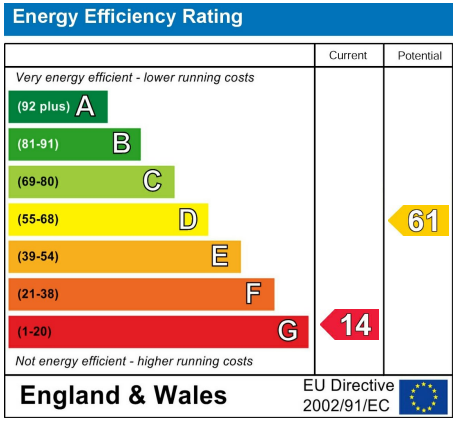
Services and Other Information

Mains electricity, drainage and water are connected. Electric central heating.











Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.