



Kirk View

Barnard Castle



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ABOUT THE PROPERTY

Set in the popular residential area of Kirk View, Barnard Castle, this detached house offers a wonderful opportunity for a family or those seeking generous space with scope to add their own personal touch. Ideally situated on a quiet and established street, the property enjoys fantastic access to the historic market town of Barnard Castle, with its independent shops, acclaimed eateries, and excellent schooling. Notable attractions such as the Bowes Museum and the iconic Barnard Castle itself are only a short stroll away, while the beautiful countryside of Teesdale lies just beyond your doorstep for scenic walks and outdoor pursuits.

Behind double wrought iron gates, the house presents an appealing kerbside presence, with driveway parking for up to three cars and a single garage. The pebbled front garden is designed for easy maintenance, while the larger rear garden is mainly laid to lawn, complemented by mature shrubs and a fruit trees.

Internally, the property is in generally good condition, offering buyers the chance to update and modernise to their taste. Stepping inside, a welcoming entrance hall grants access to a cloakroom and a spacious living room, complete with a charming art deco tiled fireplace and bay window to the front. The separate dining room, also featuring an art deco fireplace, flows into a sunny rear sunroom—ideal for enjoying the garden views in all seasons. A further sunroom provides additional living space with multi-paned rear access door.

The kitchen is fitted with modern cream wall and floor units, contrasting worktops, integrated modern appliances, and a dual aspect design that brings in plenty of natural light. Doors lead conveniently to both the dining area and outside, ensuring everyday practicality.

Upstairs, two generous double bedrooms provide plenty of space for furnishings and storage, while a single bedroom would serve well as a home office or child's room. The main bathroom is equipped with a P-shaped bath and mains shower, complemented by a handy separate toilet.

With driveway, garage, and easily managed gardens, this inviting detached house in Kirk View represents a rare find in this desirable area of Barnard Castle. Arrange your viewing today and imagine your life in this welcoming and versatile family home.



PRICE
£235,000

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

PROPERTY KEY FACTS
Land Registry Title Number: Unknown
Council Tax Band: C
Annual Cost: £2,331
Local Authority: Durham
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 Sewerage
Heating: Gas Fired Central Heating

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

COVENANTS AND EASEMENTS
The property maybe subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

BROCHURE
Details and photographs taken April 2026.



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Floor Plan



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