



# Harmire Road

Barnard Castle



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# ABOUT THE PROPERTY

Located on Harmire Road in Barnard Castle, this exquisitely presented semi-detached residence is the perfect family home, balancing contemporary elegance with comfort and practical living. Boasting impressive kerb appeal, the property welcomes you with a gently curved block-paved driveway, offering ample off-road parking as well as a beautifully kept faux grass front lawn—perfect for low-maintenance living.

Step through the inviting entrance into a bright, hallway with LVT flooring and quality hardwood doors throughout. The thoughtfully designed layout flows seamlessly, guiding you to the stylish cloakroom, a generously proportioned sitting room featuring a striking media wall with a electric fire, and elegant part-glazed double doors opening into the living room beyond.

The expansive living spaces are bathed in natural light, enhanced by bi-fold doors leading from the living room onto a sun-soaked rear patio—an ideal setting for summer gatherings. The formal dining room, with bespoke storage and an inviting atmosphere, connects effortlessly to the kitchen, creating a wonderful hub for family meals or entertaining friends.

The kitchen itself is beautifully fitted with walnut shaker-style cabinetry, sleek granite-effect worktops, an impressive Rangemaster cooker, integrated dishwasher, and stylish tiled splashbacks. There's ample space for an American-style fridge freezer and direct access through the rear entrance hall to a highly functional utility room.

Upstairs, the home continues to impress with an oak staircase adorned with a glass balustrade, leading to a bright landing area. Four well-proportioned bedrooms include a luxurious master suite with a private en suite shower room, two further generously sized doubles—one currently utilised as a dressing room—and a versatile fourth bedroom, ideal as a home office or nursery. A modern family bathroom with a panelled bath and shower completes the first floor.

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Externally, the delightful rear garden is perfect for families and those who love to entertain, featuring a paved patio, faux lawn, walled flower beds, and a charming decked area with a summer house/bar – ideal for relaxing and entertaining.

Positioned in the historic market town of Barnard Castle, the property enjoys proximity to a range of excellent schools, independent shops, and the renowned Bowes Museum. Picturesque walks along the River Tees, the dramatic castle ruins, and the bustling town centre are all within easy reach, making this an exceptional location for families and professionals alike.

Homes of this quality and calibre on Harmire Road are rarely available. Arrange your viewing today and discover everything this stunning property and vibrant community have to offer.

### PROPERTY INFORMATION

Title Number(s): DU119310

Tenure: Freehold

Local Authority: Durham

Council Tax Band:C

Annual Price: £2,331

Conservation Area: No

Flood Risk: Very low

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

Satellite / Fibre TV Availability: BT and Sky

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

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.

### COVERNANTS AND EASEMENTS

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

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**PRICE**

£350,000

**VIEWING**

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

**Brochure**

Details and Photographs taken May 2026



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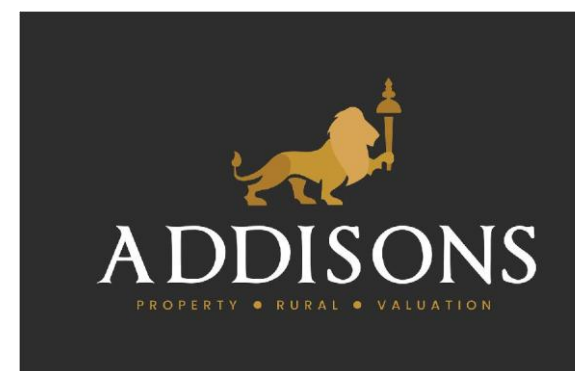






# Floor Plan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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