



21 STAINTON

Barnard Castle, County Durham DL12 8RB



GSC GRAYS

PROPERTY • ESTATES • LAND

21 STAINTON

Barnard Castle, County Durham DL12 8RB

Nestled in the charming village of Stainton, near Barnard Castle, this delightful stone-built terraced cottage offers a perfect blend of modern comfort and traditional character. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Barnard Castle 2.5 miles, Darlington 16 miles, Durham 24 miles, Newcastle 40 miles, A1 (M) 19 miles. Please note all distances are approximate. Situated close to the historic market town of Barnard Castle, this property provides easy access to the amenities within Barnard Castle and the surrounding area. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies in an attractive rural area, and provides an ideal base from which to explore Teesdale, the Yorkshire Dales and the Lake District. Barnard Castle has many amenities from local and national retailers. A range of educational opportunities are offered within the town such as local primary schools, Teesdale Comprehensive School and the well regarded Barnard Castle School.



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The Property

This delightful stone-built terraced cottage offers a perfect blend of modern comfort and traditional character. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The current owner has completely refurbished the cottage, ensuring that it meets contemporary standards while retaining its unique charm. With gas central heating and double glazing throughout, you can enjoy a warm and energy-efficient environment all year round.

One of the standout features of this property is the south-facing garden, which offers a lovely outdoor space to enjoy the sunshine.

With its prime location in a peaceful village, you will benefit from a sense of community while still being within easy reach of the amenities and attractions of Barnard Castle. This property is a rare find and is sure to appeal to those looking for a charming home in a picturesque setting.

Accommodation

Ground Floor

With entrance door to entrance hall, staircase to first floor and door to living room. The living room has a south facing window with great views and door to dining room. The dining room has window to rear elevation, understairs storage cupboard and door to kitchen. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces and comprising a washer/dryer, dishwasher, induction hob, electric double oven/microwave and American style fridge/freezer with door and window to rear.

First Floor

The first floor landing provides access to three bedrooms and a house bathroom comprising panelled bath, walk-in shower, vanity wash hand basin and low level WC. The main bedroom includes wardrobes and a cupboard housing a wall mounted gas central heating boiler.

Externally

With front garden only, mainly laid to lawn with walled boundaries and planted borders and boasting stunning south facing views. To the rear of the property there is a useful outbuilding accessed via a shared passage.

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 B.

Particulars

Particulars written in July 2025.

Photographs taken in July 2025.

Services and Other Information

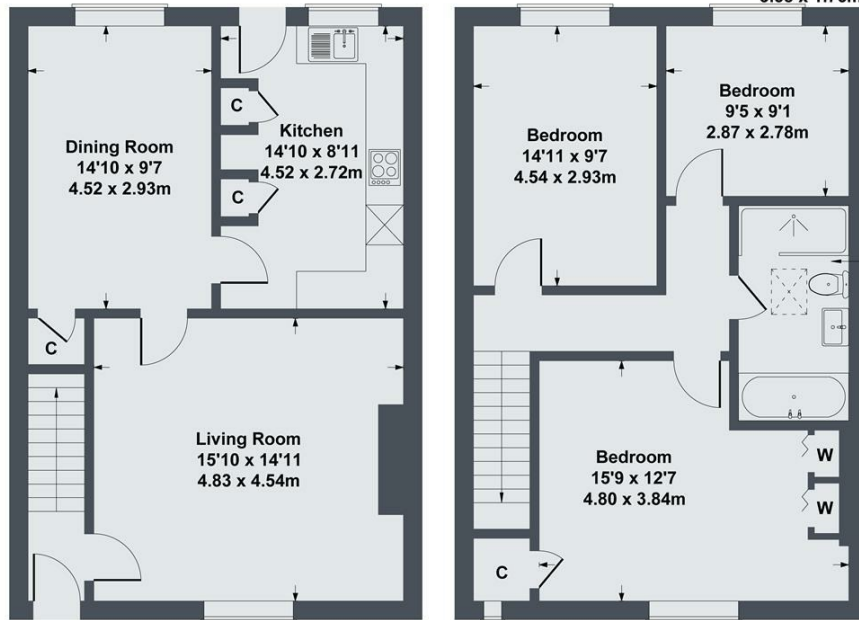
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.



21 Stainton, Stainton, Barnard Castle

Approximate Gross Internal Area
1184 sq ft - 110 sq m

Bathroom
11'9 x 5'9
3.58 x 1.76m



GROUND FLOOR

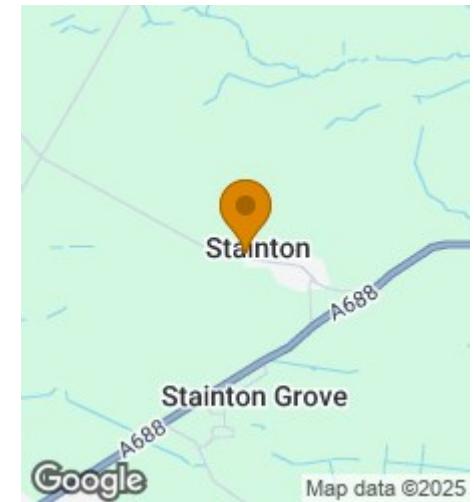
FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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.
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