



9 VERE ROAD
Barnard Castle



GSC GRAYS
PROPERTY • ESTATES • LAND

9 VERE ROAD

Barnard Castle, County Durham, DL12 8AD

Situated in the heart of the charming market town of Barnard Castle, this immaculately presented period property on Vere Road offers a delightful blend of character and modern living. With four well-proportioned bedrooms, two inviting reception rooms and a conservatory, this home provides ample space for families or those who enjoy entertaining guests.

ACCOMMODATION

- * Immaculately presented end terrace period property
- * Highly sought after location with easy access to town centre
 - * Spacious four bedroom family home
- * Generous landscaped walled garden with off-street parking
 - * Garage, workshop and off street parking



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK

Situation & Amenities

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.





The Property

This immaculately presented period family home on Vere Road offers a delightful blend of character and modern living. With four well-proportioned bedrooms, two inviting reception rooms and conservatory, this home provides ample space for families or those who enjoy entertaining guests.

The property boasts a generous walled garden, perfect for outdoor gatherings or simply enjoying the tranquillity of your own private oasis. Additionally, the garage and workshop offer practical solutions for storage or hobbies, catering to a variety of needs as well as offering buyer the potential to convert, subject to necessary consent.

Situated in a highly sought-after location, residents will benefit from easy access to the town centre, where a range of shops, cafes, and amenities await. The spacious accommodation ensures comfort and flexibility, making it an ideal choice for those looking to settle in a vibrant community.

With parking available for up to four vehicles, convenience is at the forefront of this property. This home is not just a place to live; it is a lifestyle choice that combines the charm of period features with the practicality of modern living. Do not miss the opportunity to make this exceptional property your own.



Accommodation

With entrance door to entrance porch with original tiled floor and inner door to hallway. The hallway provides access to ground floor accommodation, staircase to first floor and understairs storage cupboard. The living room boasts a bay window to front elevation, window to side elevation, feature fireplace and glazed panelled doors to dining room. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with integral fridge/freezer, space for Range style, space cooker, space for dishwasher and doors to rear garden and conservatory. The conservatory has tiled floor and windows overlooking the landscaped garden with patio doors to rear.

With half landing to the house bathroom comprising a four piece suite and turn stairs to first floor providing access to three bedrooms, one with fitted wardrobes. The second floor is accessed via a staircase from the first floor to a study area and a fourth bedroom with dual aspect Velux windows.

Externally

Garden

To the front of the property is a low maintenance area with flagged stone path with gated access to front entrance.

The enclosed rear garden is an immaculately presented landscaped space with lawn and patio areas, raised beds, fruit trees and bin store.

Parking

Double gates to rear providing access to gravelled parking area and garage.

Garage and Outbuilding

To the rear of the property is a single garage with workshop area, utility room and cloakroom/wc. Please note, this offers huge potential for conversion to annexe or granny flat subject to necessary consent.

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 February 2026.

Photographs taken in February 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, gas and drainage, and water are connected. Gas fired central heating. The property is sold with the benefit of roof mounted solar panels and tariff.

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Approximate Gross Internal Area
1770 sq ft - 164 sq m



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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	78
England & Wales	EU Directive 2002/91/EC	



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