



# Corn Close

Startforth





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# ABOUT THE PROPERTY

Welcome to this generously extended semi-detached house, perfectly situated in the heart of Startforth Village, just moments from the historic market town of Barnard Castle. This spacious family home offers a wonderful blend of flexible accommodation and the potential to add your own personal touch, making it an exceptional opportunity for growing families.

Step inside via the entrance vestibule, which opens onto a thoughtfully designed kitchen, complete with marble-effect worktops, ample wall and floor units, and modern integrated appliances including a fridge, freezer, dishwasher and impressive five-ring stove with chimney-style extractor. There's open access from the kitchen through to a bright and airy living and dining room, benefitting from twin ceiling lights, elegant wall lighting, an electric fireplace, and French doors leading out onto a rear patio with views across the enclosed garden.

An additional sitting room provides a generous second reception space, ideal for relaxing or entertaining, with doors leading to a practical utility room. Here, you'll find tiled flooring, space for laundry appliances, a rear access door, and an adjoining cloakroom with WC and hand basin.



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On the first floor, the landing provides access to four well-proportioned bedrooms and bathroom. The master bedroom is a true retreat, boasting a private en suite featuring a shower cubicle, vanity with built-in storage, low-level WC, and a Velux window for natural light. There are two further sizeable double bedrooms and a comfortable single, the second of which also enjoys an en suite shower room. Completing this floor is a sleek family bathroom, fully tiled and equipped with a bath, a vanity unit, mains-fed shower, towel radiator, and obscured window for privacy.

Externally, there is ample off-road parking on the block paved driveway, while the front garden is easily maintained with decorative gravel and established borders. The fully enclosed rear garden is predominantly laid to lawn, with raised decking and a patio providing perfect spaces for outdoor dining and entertaining. Additional features include a garden room with patio doors, power and light—ideal as a home office or hobby space—plus a garden shed and timber storage shed.

Startforth Village is a delightful and sought-after location, nestled on the edge of the Yorkshire Dales and known for its community spirit. The proximity to Barnard Castle offers excellent access to independent shops, renowned schools, cultural attractions such as The Bowes Museum, and splendid countryside walks along the River Tees.

A marvellous family home in a tranquil village setting, yet within easy reach of local amenities and transport links. Arrange your viewing today to experience all this outstanding property has to offer.

### MEASUREMENTS

Kitchen - 4.97m x 2.88m (16'4 x 9'5)

Living Room/Dining Room - 6.30m x 3.51m (20'89 x 11'6)

Sitting Room - 5.01m x 3.15m (16'5 x 10'4)

Master Bedroom - 4.69m x 3.15m (15'5 x 10'4)

Bedroom Two - 3.48m x 3.20m (11'5 x 10'6)

Bedroom Three - 4.70m x 2.60m (15'5 x 8'6)

Bedroom Four - 2.51m x 2.33m (8'3 x 7'8)

Family Bathroom - 2.60m x 1.74m (8'6 x 5'9)





## PRICE

£310,000

## PROPERTY INFORMATION

Council Tax Band: B

Annual Cost: £1,984

Land Registry Title Number: DU261772

Tenure: Freehold

Local Authority: Durham

Flood Risk: Very low

Conservation Area: No

Predicted Broadband Speeds: Basic: 6 Mbps, Superfast: 80 Mbps, Ultrafast:

1000 Mbps Satellite / Fibre TV Availability: BT and Sky

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

Heating: Gas Fired Central Heating

Planning: 6/2005/0284/DM

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

## VIEWING

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

## BROCHURE

Details and photographs taken January 2025

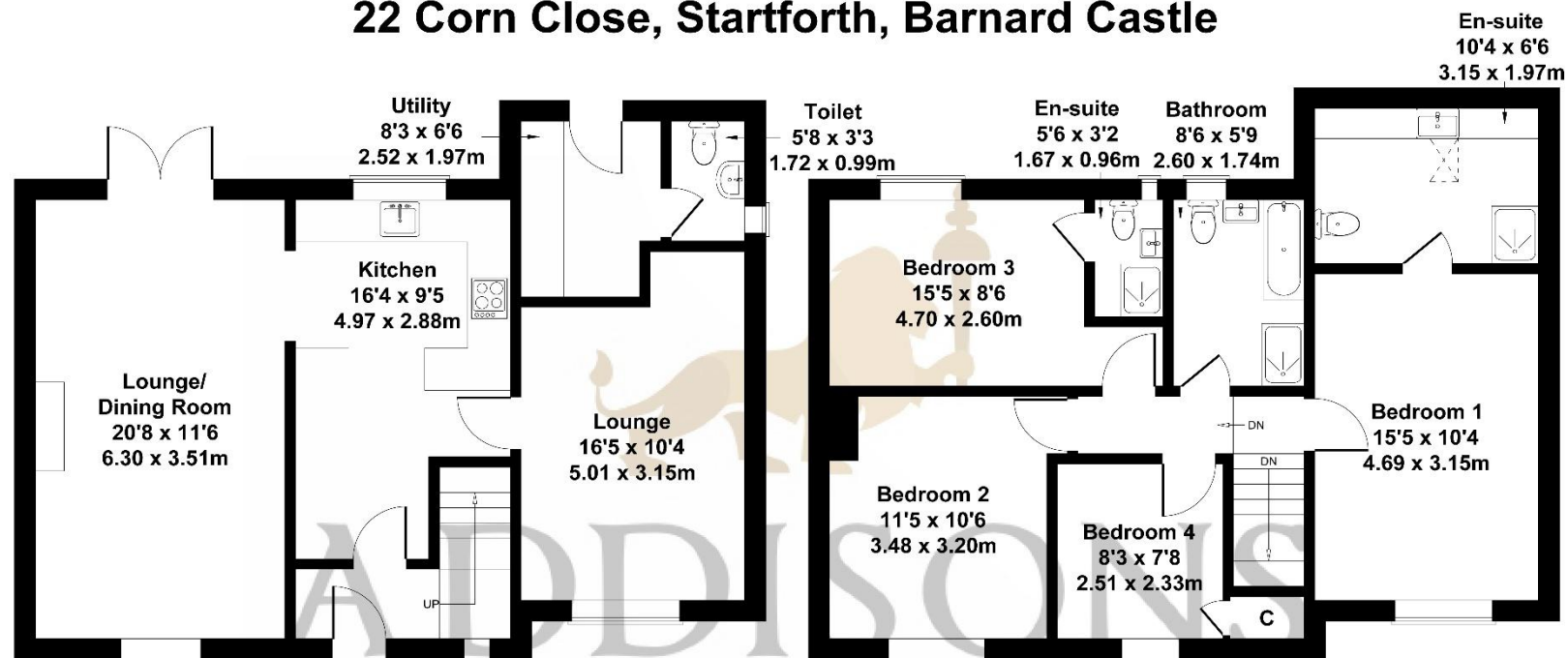






# Floor Plan

## 22 Corn Close, Startforth, Barnard Castle



GROUND FLOOR

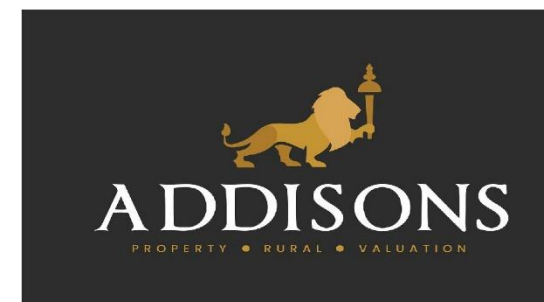
PROPERTY • RURAL VALUATION

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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