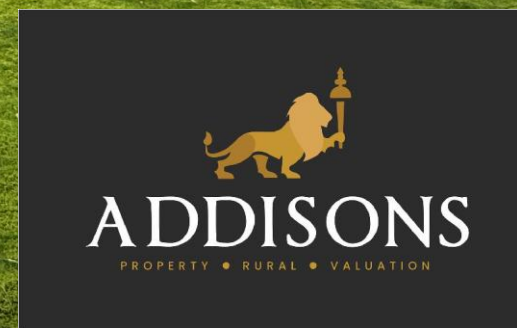


# Queen Street

Barnard Castle



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# ABOUT THE PROPERTY

Nestled behind high stone walls and mature trees just moments from the vibrant heart of the town centre, The Beeches is a distinguished three-bedroom detached house, thoughtfully designed and beautifully constructed in the late 1990s. With stone-faced exteriors and charming architectural details, this property offers generously proportioned living spaces that perfectly combine character and comfort.

Entry is off Queen Street, where double wrought-iron gates open onto a welcoming block-paved entrance and a pebbled driveway, leading to a substantial double garage with mezzanine storage—ideal for those seeking both secure parking and additional workspace. The front garden is predominantly laid to lawn and bordered by mature planting, a flagged pathway wraps around the home to the peaceful rear garden.

Inside, hardwood doors and double-glazed windows speak to both quality and durability. Step through the part-glazed front door into the entrance vestibule before continuing into a central hallway, where storage and access to all principal rooms await. The kitchen is fitted with timeless country-style cream cabinetry, wood-effect worktops, an integrated dishwasher and includes a gas cooking range with double oven and eight-burner stove. Adjacent is a practical utility room offering further storage, workspace, and exterior access.

The dining room, bathed in natural light from windows to the front and rear, opens directly onto the rear patio via sliding doors—creating a seamless link between indoors and outdoors, perfect for entertaining or relaxed family meals. The ground floor further boasts a spacious sitting room with two feature arched windows overlooking the garden and a fireplace with gas fire, as well as a garden room with French doors that lead out to the rear garden.

For those seeking flexible living arrangements, the ground floor includes an impressive bedroom suite, with built-in wardrobes, stylish bathroom, and serene views over the landscaped rear garden—ideal for guests or multi-generational households.

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Upstairs, the half landing is graced by a decorative arched window, while the main landing leads to two further double bedrooms. Bedroom two features a sliding wardrobe and a pleasant outlook over the front garden. Bedroom three is suited either to use as a guest room or an office, complete with fitted furniture and a walk-in storage cupboard with potential for use as an en suite. The upstairs bathroom features a cream suite and plenty of natural light.

Externally, the property's rear garden is predominantly lawned, offering paved patios, seating areas, and colourful planted borders, alongside a practical lean-to greenhouse—perfect for those with green fingers. The double garage has light, power and ample room for storage, ensuring your vehicles and equipment can be kept secure year-round.

Perfectly positioned for convenience, The Beeches is just a short stroll from the town centre, with easy access to an array of local shops, eateries, and essential amenities. The town's attractive parks, reputable schools, and excellent transport links are all close by, creating an ideal blend of privacy and connectivity.

Requiring some updating to reach its full potential, this substantial detached home offers an outstanding opportunity to create a bespoke family residence in an enviable setting. Viewing is highly recommended to fully appreciate the space, quality, and unique charm of this remarkable property. Arrange your visit today.

### **ACCOMMODATION**

Sitting Room: 15'9 x 13'4 (4.81 x 4.07m)

Garden Room: 13'4 x 8'7 (4.07 x 2.61m)

Kitchen: 10'4 x 8'8 (3.15 x 2.65m)

Utility Room: 8'8 x 5'2 (2.65 x 1.58m)

Dining Room: 13'11 x 10'0 (4.25 x 3.04m)

Ground Floor Bedroom: 13'11 x 12'1 (4.25 x 3.69m)

Bedroom Two: 13'11 x 10'0 (4.25 x 3.06m)

Bedroom Three: 13'11 x 9'8 (4.25 x 2.94m)



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## PROPERTY INFORMATION

Title Number(s):DU259215

Tenure: Freehold

Local Authority: Durham

Council Tax Band:E

Annual Price: £3,118

Conservation Area: Barnard Castle

Flood Risk: Very low

Broadband Predicted Speeds: Basic 15 Mbps, Superfast 80 Mbps

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

Heating: Gas Fired Central Heating

## COVENANTS AND EASEMENTS

The property is subject to an easement(s) that will need to be verified by the seller's solicitor.

## SURVEY

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

## PRICE

£595,000

## VIEWING

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

## BROCHURE

Details and photographs taken February 2026.



# ADDISONS

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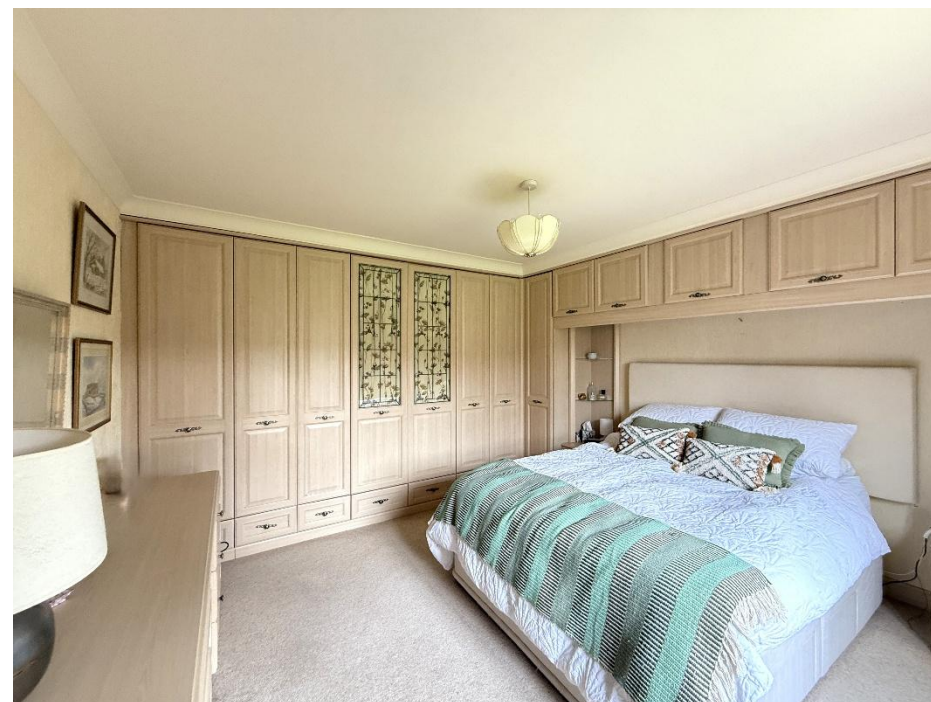
13 Galgate Barnard Castle, County Durham, DL12 8EQ

01833 638094

[info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk)

[ADDISONS-SURVEYORS.CO.UK](http://ADDISONS-SURVEYORS.CO.UK)

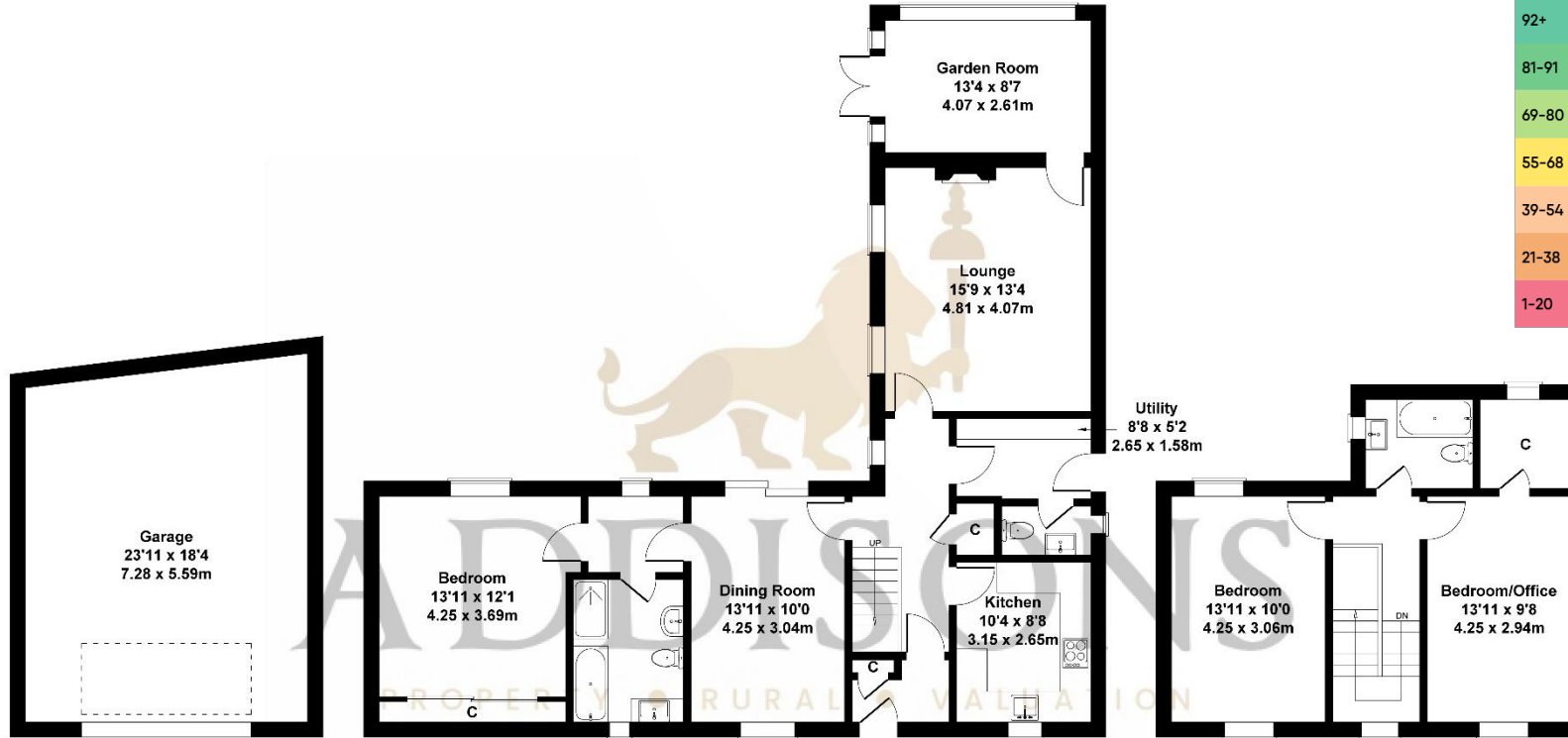
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# Floor Plan

## The Beeches



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

**GARAGE**

**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. 2026



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