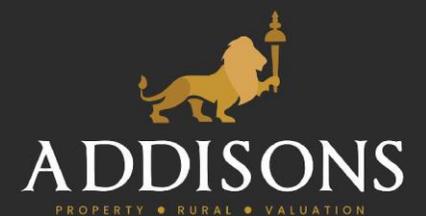


This **Wonderful View** awaits you at  
**16 Thorngate Place**  
Barnard Castle



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# ABOUT THE PROPERTY

Occupying a superb riverside position in the charming market town of Barnard Castle, this is an impressive end-terraced, stone-faced house that offers spacious, flexible accommodation arranged over three floors. Ideally situated on the banks of the River Tees, this wonderful family home enjoys stunning views across the river and the surrounding open countryside, making it an enviable retreat while still being within easy reach of the town's many amenities.

This versatile property boasts four double bedrooms—including one that can serve as an office or study—making it perfect for growing families, those seeking generous home working space, or anyone craving flexible living arrangements. The delightful wide entrance hall, accessed via a hardwood front door, sets the tone with its tiled flooring and practical storage and cloakroom.

The ground floor is designed to embrace natural light and scenic surroundings, featuring a spacious dining room with three sets of patio doors opening onto the rear terrace, seamlessly connecting indoors and out. The well-appointed kitchen is both stylish and functional, offering wood effect cabinetry, integrated appliances, and room for a family breakfast table, all enhanced by patio doors that frame glorious river views.

Upstairs, the first floor hosts three generous bedrooms, two overlooking the tranquil river and one with views towards St Mary's Church. The principal bedroom benefits from an en suite including a bath with mains-fed shower and screen, while a further family bathroom serves the other rooms. Ascend to the top floor to discover a bright living room with dual-aspect windows, perfect for relaxing and soaking up panoramic views of the Tees and countryside beyond. A fourth bedroom, currently used as an office, and a dedicated study complete this supremely adaptable space.

Externally, the property features a single garage with light, power and EV charging point, plus a paved parking space directly in front of the garage. The outdoor space includes a rear patio terrace with railings overlooking the river, a side garden laid mainly to lawn with fruit bushes, and a further patio — ideal for al fresco dining and peaceful relaxation.

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A wooden gate provides easy access to the picturesque Demesnes and scenic riverside walks, placing the best of Barnard Castle's natural beauty on your doorstep

Barnard Castle itself offers an array of independent shops, cosy cafes, and historic attractions, including the iconic castle ruins and nearby Bowes Museum. Excellent schooling and community amenities make this a highly sought-after area for families and professionals alike.

Viewings are highly recommended to appreciate the exceptional setting and generous accommodation on offer. Arrange your visit today to experience riverside living at its best.

### PROPERTY INFORMATION

Land Registry Title Number:DU290223

Tenure: Freehold

Local Authority: Durham

Council Tax Band: E

Annual Cost: £3,118

Conservation Area: Barnard Castle

Flood Risk: Low

Predicted Broadband Speeds: Basic 16 Mbps, Superfast 80 Mbps, Ultrafast1800 Mbps

Satellite / Fibre TV Availability: BT and Sky

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

Heating: Under Floor Heating

Planning: 6/2011/0431/DM Conversion Of Garage To Bedroom/Shower

### 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.

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## PRICE

£475,000

## VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors T: 01833 638094 opt1 or [info@addisons-surveyors.co.uk](mailto:info@addisons-surveyors.co.uk)

## BROCHURE

Details and photographs taken 2026. Some external images from previous years have been used in this brochure.



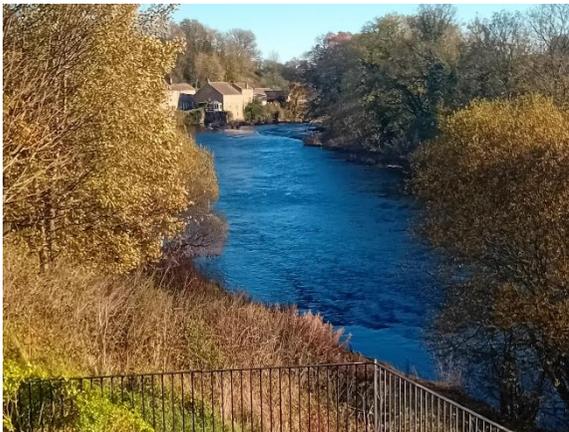
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01833 638094

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

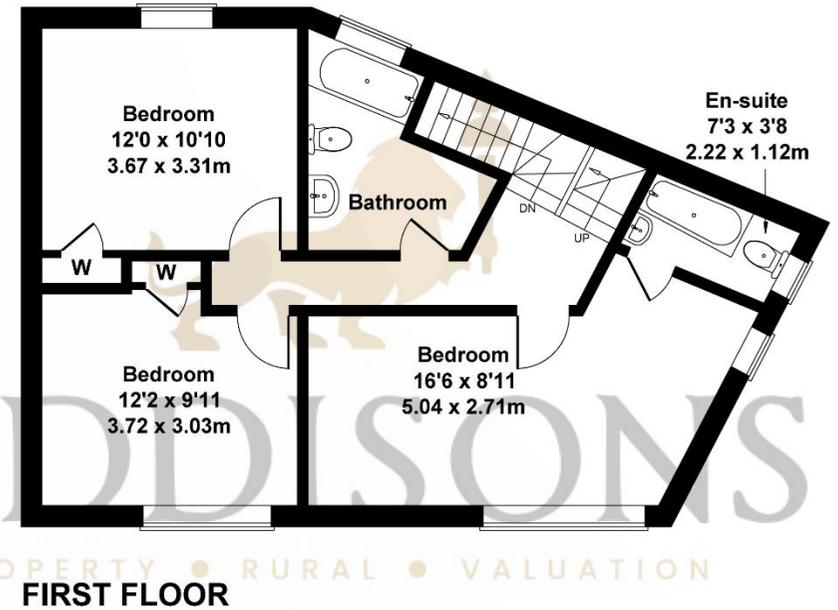
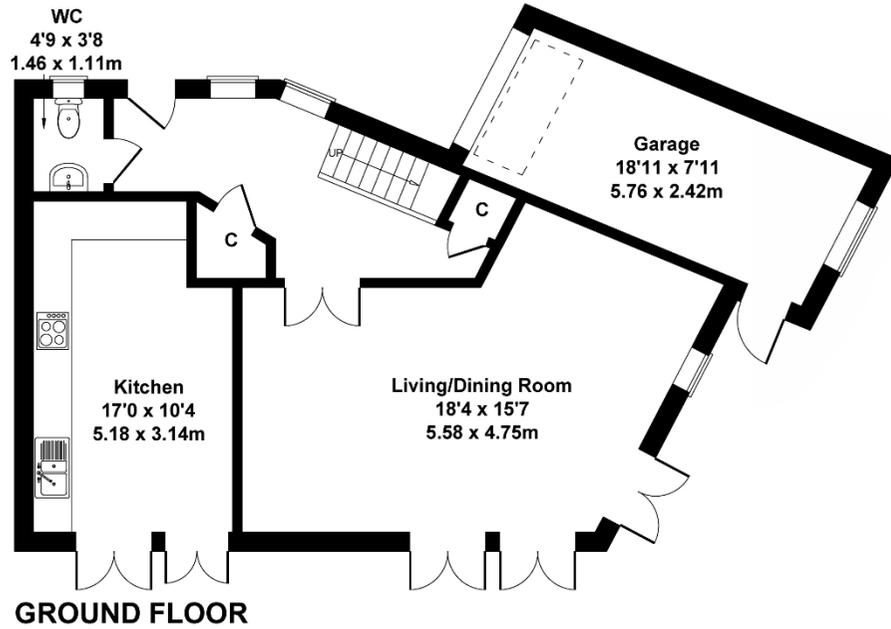
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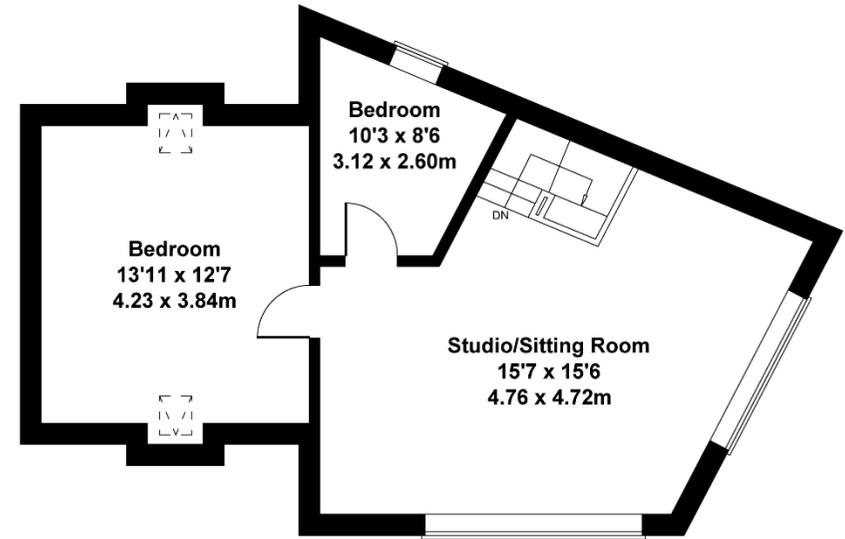




# Floor Plan



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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