



GSC GRAYS
PROPERTY • ESTATES • LAND

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2 BANNERS MILL, BRIDGEGATE

BARNARD CASTLE, COUNTY DURHAM, DL12 8RN

2 Banners Mill is a three storey, three bedroom mill conversion beside the River Tees within the highly regarded market town of Barnard Castle. 1-4 Banners Mill have been converted to create modern low maintenance accommodation ideally suited to a variety of purchasers including first time buyers and second home purchasers. Offered to the market with no onward chain, the balance of a 10 year CRL warranty and an EPC rating (EER) of C 79.

- Grade II Listed Mill Conversion
- Over Three Floors
- Three Bedrooms
- Parking Space
- Riverside Location
- No Onward Chain
- EPC (EER) C 79



Offers in the region of £175,000

VIEWING STRICTLY BY APPOINTMENT WITH THE VENDOR'S SOLE AGENTS

2 BANNERS MILL, BRIDGEGATE

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SITUATION & AMENITIES

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1 (M) 17 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. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible.

DESCRIPTION

2 Banners Mill is a recently converted property which enjoys modern accommodation over three floors including: hallway, ground floor WC/cloakroom, open plan dining kitchen, first floor landing, two bedrooms, bathroom, second floor, master bedroom with ensuite. To the exterior, there is a front courtyard garden area, one allocated parking space and one visitors parking space on a first come first served basis between 1-4 Banners Mill.

ACCOMMODATION

Door to:

HALLWAY

The hallway has a radiator, storage cupboard, laminate flooring and a double glazed window to the front elevation. Doors to:

GROUND FLOOR WC

The ground floor WC has a vanity hand wash basin, a WC, a radiator and laminate flooring.

DINING KITCHEN

The kitchen has fitted wall and base units, contrasting work surfaces and a sink with a mixer tap and drainer. There is an electric oven, electric hob, extractor hood, dishwasher and a fridge freezer, all of which are integral. The flooring is laminate, there are two radiators and four double glazed windows to dual aspects.



FIRST FLOOR LANDING

With a radiator, a double glazed window to the front elevation and stairs to the second floor. Doors to:

BEDROOM TWO

Includes two double glazed windows to the rear elevation and a radiator.



BEDROOM THREE

Bedroom three has a window to the front elevation and a radiator.



BATHROOM

The bathroom includes a bath with a hand held shower over, a WC, a hand wash basin and a heated towel rail. The flooring is laminate, the walls are partly tiled and there is a double glazed window to the rear.



BEDROOM ONE

The first bedroom has four double glazed windows to dual aspects and two radiators.



ENSUITE

The ensuite has a shower cubicle, WC, vanity hand wash basin and a heated towel rail. There is laminate flooring and a double glazed window to the rear elevation.



FRONT GARDEN

The front garden is a gravelled and paved courtyard area.

PARKING

There is one allocated parking space and one visitors parking space on a first come first served basis between 1-4 Banners Mill.

SERVICES

Mains electricity, gas and water. Drainage is connected to the mains with a pumping station in the

car park to push the sewage up to the mains drainage connection on Bridgegate. Gas fired central heating.

SERVICE CHARGE

The property will have a service charge to cover the maintenance of the sewage pump and the parking area. The amount is to be confirmed.

WARRANTY

The property is offered for sale with the balance of a 10 year CRL warranty.

TENURE

The property is believed to be offered Freehold with Vacant Possession upon Completion.

LOCAL AUTHORITY

Durham County Council Tel: 03000 26 00 00.

COUNCIL TAX

For Council Tax purposes the property is banded D.

VIEWINGS

Strictly by appointment only via contact GSC Grays, Tel 01833 637000.

PARTICULARS

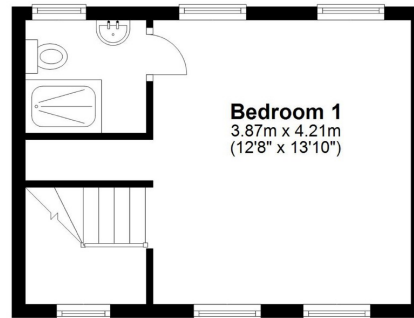
Particulars written and photographs taken November 2018.



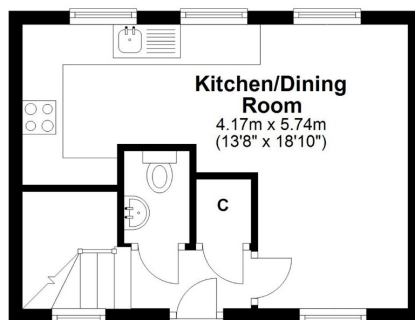
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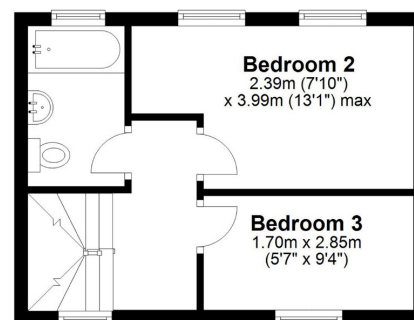
2 Banners Mill Barnard Castle



Second Floor



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			91
(81-91) B		79	
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			92
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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