



34 THE BANK

Barnard Castle, County Durham



**GSC GRAYS**  
PROPERTY • ESTATES • LAND

## 34 THE BANK

BARNARD CASTLE, COUNTY DURHAM, DL12 8PN

A RARE OPPORTUNITY TO ACQUIRE A MAGNIFICENT GRADE II LISTED GEORGIAN TOWNHOUSE STEEPED IN CENTURIES OF HISTORY ENSCONCED IN THE HEART OF THRIVING MARKET TOWN BARNARD CASTLE. THE THREE-STOREY FRONTAGE WAS BUILT AS AN INN “THE HAT AND FEATHER” IN 1742, HAVING SEVERAL ITERATIONS AS A PUBLIC HOUSE, THEN A POPULAR BED AND BREAKFAST, BEFORE BECOMING THE SUBSTANTIAL, COMFORTABLE FAMILY HOME IT IS TODAY. THIS CONSEQUENTIAL PROPERTY BOASTS MANY UNIQUE HISTORICAL FEATURES REVEALING THE TUDOR AND MEDIEVAL PAST OF ITS REAR WING

### Accommodation

Entrance vestibule • Living room • Cloakroom/WC • Kitchen  
Dining room • Family room • Snug • Master bedroom with ensuite  
Three Further Bedrooms • Two Bathrooms

### Externally

Tiered Courtyard Garden • Al Fresco Dining Area  
Summerhouse • Private Terrace



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### Situation

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.

### Ground Floor Accommodation

This imposing townhouse is entered through a heavy wooden door into a glazed mullioned vestibule through to an impressive bookcase-lined living room with stone fireplace and slate floor. Stepping through to a corridor with wc on the left and stairs leading to extensive cellars on the right. The expansive entertainer's kitchen has a splendid island, integrated appliances, matching range of wall and base units and a range-style cooker fitted in a magnificent stone fireplace. Entering the heavily-beamed dining room with mullioned windows and generous fireplace is like stepping back in time several centuries. A short flight of wooden stairs leads to an impressive light-filled living room with a log burner, wide wooden floorboards, dual aspect windows and doors leading to a private outside dining area.

### First Floor Accommodation

On climbing the dog leg stair with turned balustrades, the first floor landing provides access to a large bedroom spanning the entire frontage of the house. It has four mullioned windows, a magnificent stone fireplace, built in wooden window seating and bookshelves. From the landing there is a bathroom with a shower over bath and a second large well-appointed shower room to the right. Through to another room there is a sitting room or office with double height beamed vaulted ceiling. Large bedroom with views across the rooftops to Startforth, beamed ceiling, large built in wardrobe and Tudor-arched stone surround stone fireplace.





### Second Floor

A large bedroom with ensuite with freestanding bath and separate shower. There is a third bathroom off the landing and another light-filled bedroom.

### Exterior

A stone flagged path flanked by herbaceous borders leads to a private tiered courtyard garden with a well-maintained lawn and breathtaking views across the rooftops to Startforth. The mature garden benefits from a dining terrace and multiple private seating areas from which to enjoy the spectacular vista.

### EPC

The property is EPC exempt.

### Services

Mains electricity, gas and water. Gas central heating. Mains drainage.

### Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Wayleaves, Easements & Rights of Way

34 The Bank is sold subject to and with the benefit of all existing rights including rights of way whether public or

private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### Areas, Measurements & Other Information

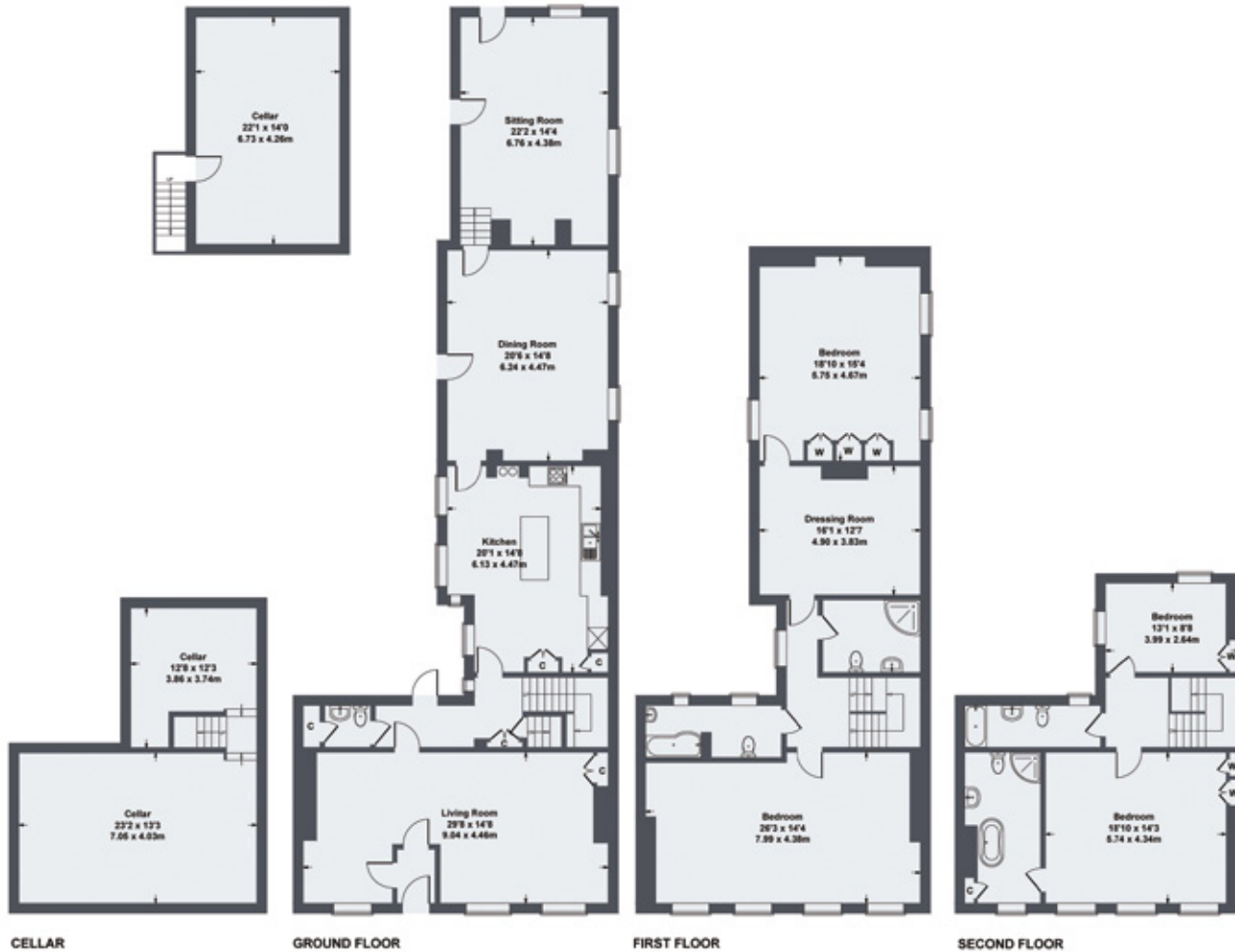
All areas, measurements and other information have been taken from various records and are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

### Viewings

Strictly by appointment via GSC Grays.

## 34 The Bank, Barnard Castle

Approximate Gross Internal Area  
4208 sq ft - 391 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. 2023



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: June 2023

Photographs taken: June 2023