



# WOODBINE HOUSE

Galgate, Barnard Castle, County Durham DL12 8BL

GSC GRAYS  
FOR SALE  
0191 276 1111



GSC GRAYS

PROPERTY • ESTATES • LAND

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# WOODBINE HOUSE

Galgate, Barnard Castle, County Durham DL12 8BL

A double-fronted four bedroom stone-built period family home, situated in an excellent location for local amenities in the centre of Barnard Castle.

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. 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.



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### Accommodation

The accommodation briefly comprises an entrance hall, living room through to dining room, sitting room, breakfast room, kitchen/diner, four bedrooms, w/c and house bathroom. To the exterior, there is a rear garden with store.

### Ground Floor

With entrance door to hallway with staircase to first floor and doors to living room and sitting room. The living room comprises a bay window, with picture railings and cornicing and a stone fireplace with attractive tiled hearth. A decorative arched entry leads to a dining room with window overlooking the rear of the property. Door leading to breakfasting room, with internal bi-folding glazed doors and rear door and window with access to garden. The kitchen/diner features a matching range of wall and base units with space for a dining table. Door through to sitting room with stone fireplace and window to the front of the property.

### First Floor

A landing with doors to four double bedrooms, w/c and house bathroom. Bedroom One is a double bedroom with cast iron fireplace and marble surround with sash window to front elevation. Bedroom Two is a further double bedroom with fireplace and sash window to the front of the property. Bedroom Three is a double bedroom with dual aspect to side and rear of property and wash hand basin. Bedroom Four is a double bedroom with wash hand basin and window overlooking the garden to the rear of the property. The house bathroom comprises a panelled bath and wash hand basin vanity unit, with a separate low level w/c next door.

### Externally

To the rear of the property, there are steps leading up to a garden which is mainly laid to lawn with stone walling and hedged boundaries. At the bottom of the garden, there is a raised patio area with a rear access gate. Furthermore, there is a brick and stone built outbuilding requiring some attention which offers ideal storage.

### Tenure

The property is believed to be offered freehold with vacant possession on completion.

### Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Particulars

Particulars written in September 2023.

Photographs taken in September 2023.

### Services and Other Information

Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

### Disclaimer Notice

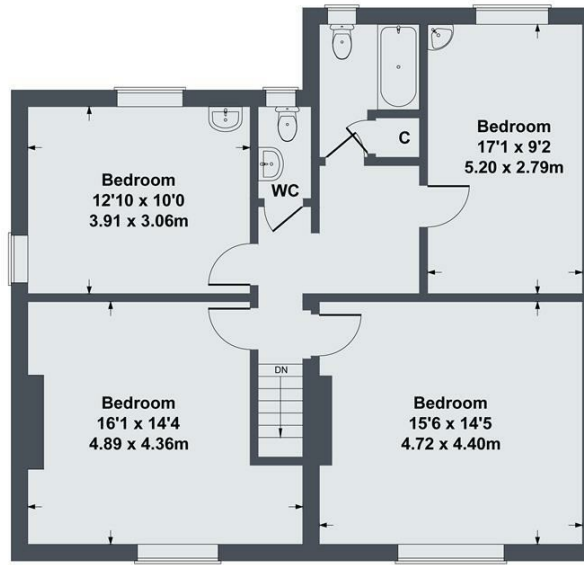
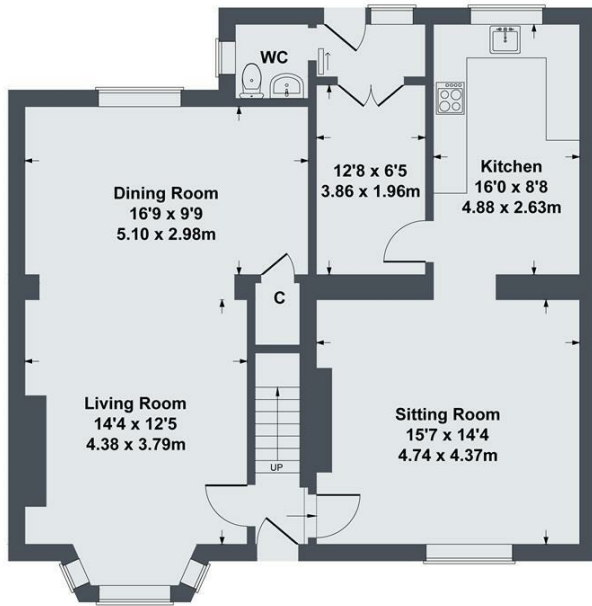
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



# Woodbine House, Galgate, Barnard Castle

Approximate Gross Internal Area  
1884 sq ft - 175 sq m

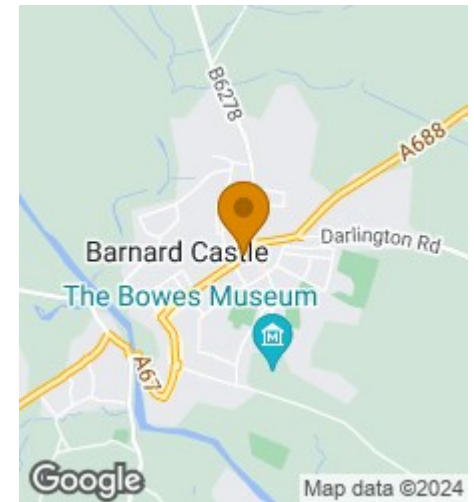


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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