



# 1 MILL RIGGS

Gill Lane, Barnard Castle, County Durham DL12 9BT



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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A superbly presented detached bungalow in an enviable position overlooking the River Tees and Barnard Castle. The property offers immaculately presented accommodation including two bedrooms, dining kitchen, living room, conservatory and bathroom along with pleasantly sized gardens and parking for two vehicles.

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.



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### Accommodation

With entrance porch to side elevation leading through to the living room. The living room boasts stunning views over the River Tees and towards Barnard Castle with multi-fuel stove. The inner hallway provides access to the remaining accommodation. The dining kitchen includes a range of matching wall and base units including rolled edge worksurfaces, tiled splashback, stainless sink with mixer tap above with integrated appliances including electric oven, electric hob, extractor hood, dishwasher and fridge/freezer. There is also double glazed windows to rear elevation and door to generous sized utility room and double doors to conservatory. The conservatory is access via the dining kitchen and has double glazed windows to side elevation and double glazed doors to exterior. Bedroom one has double glazed window to front elevation with stunning views over the River Tees and Barnard Castle beyond with large walk-in wardrobe. Bedroom two has a double glazed window to rear elevation. The house bathroom comprises a panelled bath with electric shower over, vanity wash hand basin and low level wc.

### Externally

To the rear of the property is a multi-level lawned garden with fenced boundary, timber built shed directly to the side of the property, gravelled seating area. The front garden has a variety of mature plants.

### Parking

Gravelled area providing off-street parking for two vehicles.

### 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 D.

### Particulars

Particulars written in November 2023.

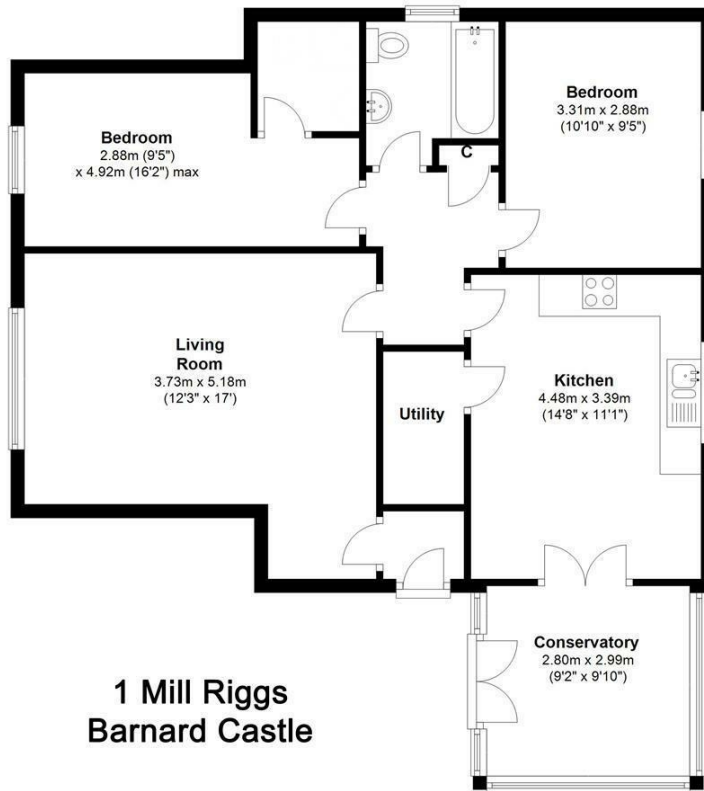
Photographs taken in November 2023.

### Services and Other Information

Mains electricity, drainage and water are connected. Electric central heating.

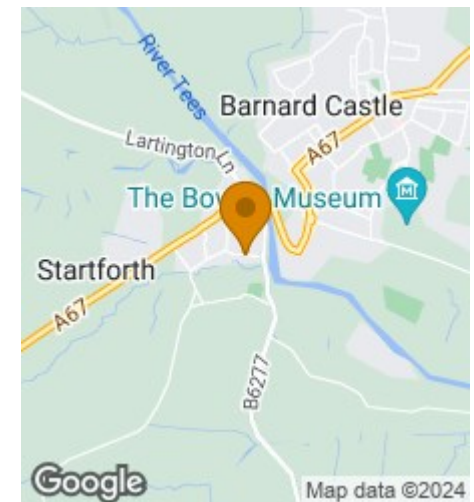






Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes 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			100
(92 plus) A			
(81-91) B			
(69-80) C		73	
(55-68) D			
(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	



### Disclaimer Notice

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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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