



# 7 WOODLANDS ROAD

Barnard Castle, County Durham DL12 8DP



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 7 WOODLANDS ROAD

Barnard Castle, County Durham DL12 8DP

Requiring complete refurbishment and modernisation, the property offers a great opportunity to provide a stunning family home. The property currently comprises entrance hall, three reception rooms, kitchen, cloakroom/wc, pantry, four bedrooms, bathroom and separate wc. To the exterior of the property there is a front garden, rear garden with greenhouse, garage and driveway providing off-street parking.

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 miles, Durham Tees Valley Airport 27 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.



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## Accommodation

### Ground Floor

With entrance porch leading into a hallway with doors to reception rooms and staircase to first floor. The sitting room has dual aspect windows with bay window to front elevation, timber fire surround and tiled inset. The living room has a window to front elevation and tiled fireplace. The dining room has a window to the rear overlooking the rear garden and door to kitchen. The kitchen has a window to rear and access to pantry, coal store and cloakroom/wc.

### First Floor

The landing provides access to all bedrooms with a variety of fire surrounds. There is a bathroom with freestanding bath and pedestal wash hand basin. There is a separate cloakroom/wc on the first floor.

### Externally

To the exterior of the property there is a front garden, rear garden with greenhouse and garage. The property also benefits from a driveway providing off-street parking.

### 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 December 2023.

Photographs taken in December 2023.

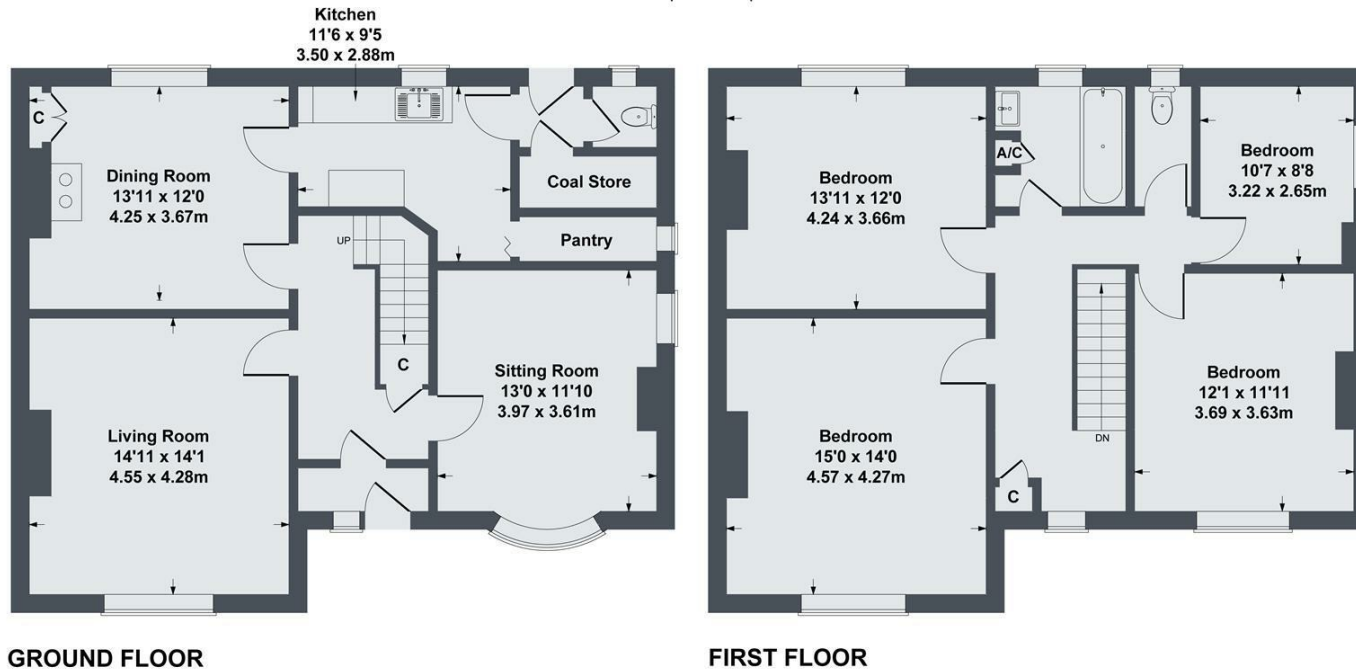
### Services and Other Information

Mains electricity, gas and drainage, and water are connected. No form of central heating.



# 7 Woodlands Road, Barnard Castle

Approximate Gross Internal Area  
1688 sq ft - 156 sq m

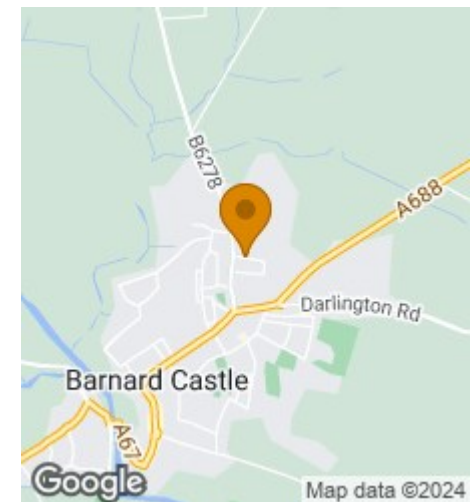


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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) <b>A</b>			<b>79</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>7</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 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.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.