



THE ORCHARD 2A GILL LANE  
Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND



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# THE ORCHARD 2A GILL LANE

Barnard Castle, DL12 9AS

We are delighted to offer a well presented two bedroom detached bungalow occupying an elevated position with views over Barnard Castle to the rear.

## ACCOMMODATION

- \* Elevated position
- \* Bungalow
- \* Superbly presented
- \* Two bedrooms
- \* Two en-suite bathrooms
- \* Living room with log burner
  - \* Parking
  - \* Garden
- \* No onward chain



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## Situation & Amenities

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 17 miles, Durham 26 miles (please note all distances are approximate). The property is located in the sought after village of Startforth, west of the historic and popular market town of Barnard Castle. 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. The property lies within easy reach of the A66 and A1(M) bringing many areas within commuting distance.

## Accommodation

The property briefly comprises an entrance hall, cloakroom/wc, living room, dining kitchen, utility room, two bedrooms with en-suite bathrooms. Externally there is a front garden with patio area, pergola and pond. The rear garden is mainly laid to lawn with timber built workshop.







### The Orchard

With UPVC entrance door to entrance hall with doors to all accommodation. The living room has dual aspect windows and a modern style cast iron log burning stove. There is a separate cloakroom/wc. The main bedroom has a double glazed window to rear elevation with views towards Barnard Castle, walk-in wardrobe with hot water cylinder, en-suite bathroom with panelled bath, sink and low level WC. The second bedroom has a window to the rear elevation, fitted wardrobes and en-suite shower room with step-in shower, wash hand basin and low level WC. There is a dining kitchen comprising a matching range of wall and base units incorporating rolled edge worksurfaces with integrated dishwasher, space for Range style cooker and triple aspect windows, there is a double glazed sliding patio door to front garden, the property also has a utility room with plumbing and space for washing machine.





### Externally

To the exterior of the property there is a front patio area with pond and pergola providing a lovely outdoor dining area. The rear garden is mainly laid to lawn with block paved area and fenced boundaries. To the side of the property there is a timber built workshop.

### Parking

Off-street parking for three vehicles.

### Owners Insight

'Quiet road, friendly neighbours, easy walk to town centre, lovely views from front garden.'

### 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 February 2025.

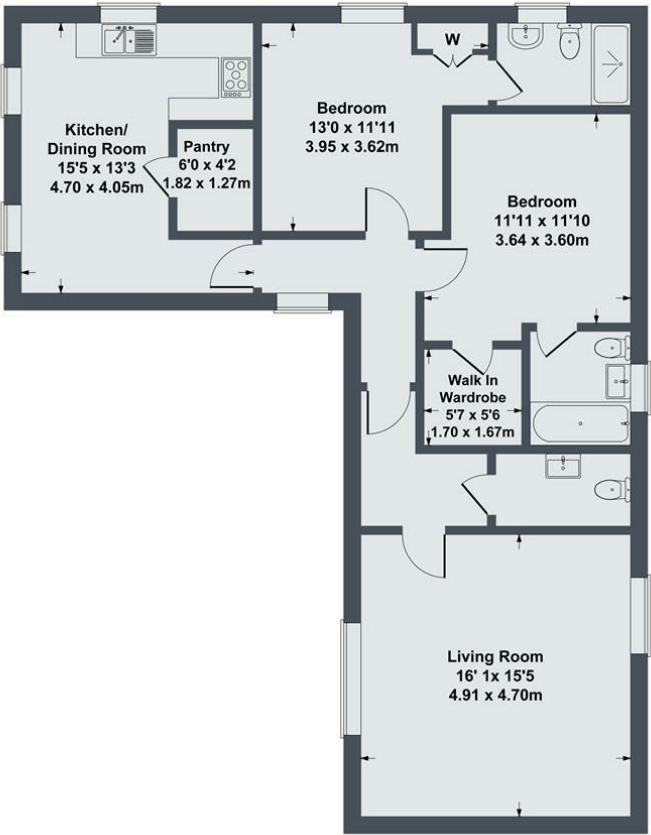
Photographs taken in February 2025.

### Services and Other Information

Mains electricity, drainage and water are connected. With electric central heating.

2a Gill Lane, Startforth

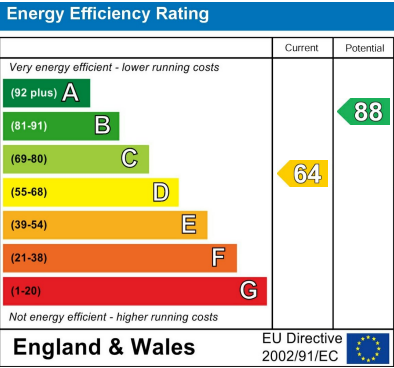
Approximate Gross Internal Area  
1001 sq ft - 93 sq m



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. 2025



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