



24 THORNGATE PLACE  
Barnard Castle



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# 24 THORNGATE PLACE

Barnard Castle, County Durham, DL12 8GP

24 Thorngate Place is a perfect example of a modern townhouse in Barnard Castle finished to the highest of standards.

## ACCOMMODATION

- \* Stunningly Presented
- \* Four floors of accommodation
  - \* Parking for two cars
  - \* Modern townhouse
    - \* Garage
  - \* Four bedrooms
  - \* No Onward Chain



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### Situation & Amenities

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.

### Accommodation

This gorgeous town house boasts a generous dining/kitchen, separate living room, feature master bedroom with en-suite and dressing room, three/four additional bedrooms and an integrated garage.





### 24 Thorngate Place

A spacious entrance hall provides access to ground floor accommodation comprising bedroom/study, useful utility with sink and plumbing for white goods, separate cloakroom with high flush and access to the integral garage. Wall panelling feeds up the staircase throughout the height of the property. On the first floor is a large living room perfect for relaxing with family. The living room has a quaint alcove fitted with Hammonds storage cupboard to provide additional storage. A large dining/kitchen has been fitted with modern units and integrated Neff appliances including fridge and freezer, electric oven with grill, induction hob with electric extractor fan and dishwasher. The kitchen is complete with a large Belfast sink, traditional Butchers block worktops and tasteful floor level spot lights. A generous space is left for a dining table perfect for the family. There is also a Juliette balcony off the kitchen that overlooks the rear courtyard. A stand out feature of the property is the luxury master bedroom with walk-in Hammonds wardrobes, dressing room and beautiful Albion en-suite with WC, floating sink, heated towel rail and walk-in shower. An additional bedroom is situated at the front of the property with space for a double bed, a family bathroom has been decorated with full panelling and equipped with freestanding roll top bath, WC, vanity sink and heated towel rail. The third floor offers two additional bedrooms, both with fitted wardrobes and Velux windows. The third floor also benefits from a fully tiled shower room with WC and vanity sink. The loft space can be accessed via a solid step ladder in one of the third floor bedrooms.



### Externally

Thorngate Place benefits from two designated parking spaces to the front of the property. There is also a vehicle charging point and hot and cold outdoor taps. The rear courtyard garden is a real haven for external dining with fitted BBQ, flagged stones flooring, hot and cold external taps, rear access gate and door to ground floor bedroom/study. A single integral garage with power, light and up and over door can also be accessed via ground floor hallway.

### Owners Insight

"Location within walking distance to town and schools, proximity to Demenses. The bathroom and shower are amazing and we would take them with us if we could. Rear garden great for entertaining and relaxing into the evening and night."

### 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 February 2025.

Photographs taken in February 2025.

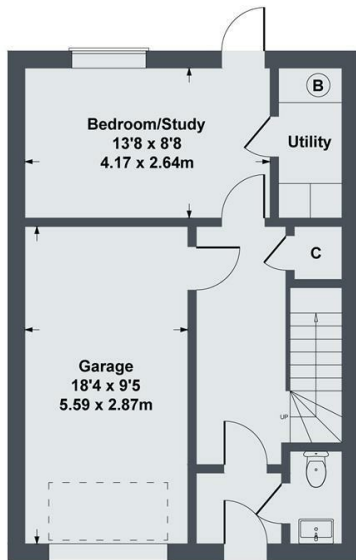
### Services and Other Information

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

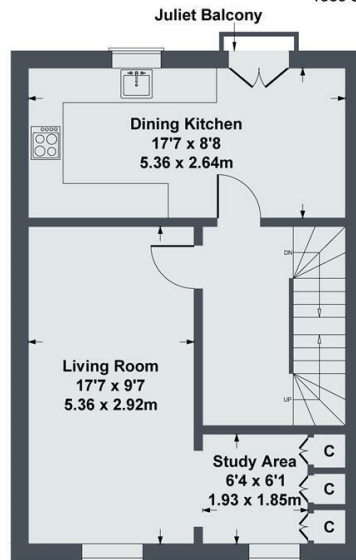


## 24 Thorngate, Barnard Castle

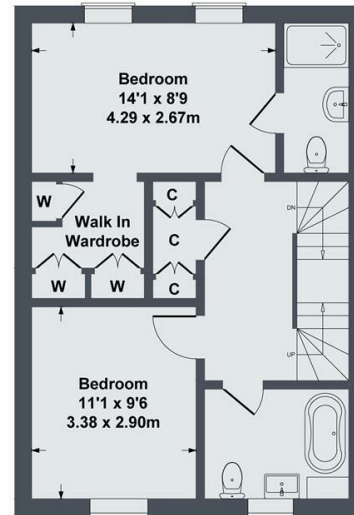
Approximate Gross Internal Area  
1885 sq ft - 175 sq m



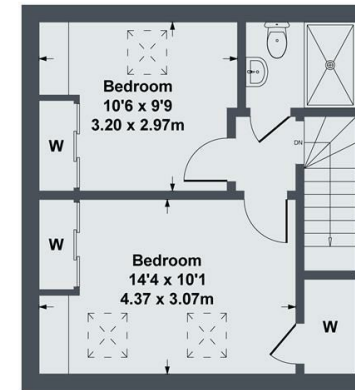
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



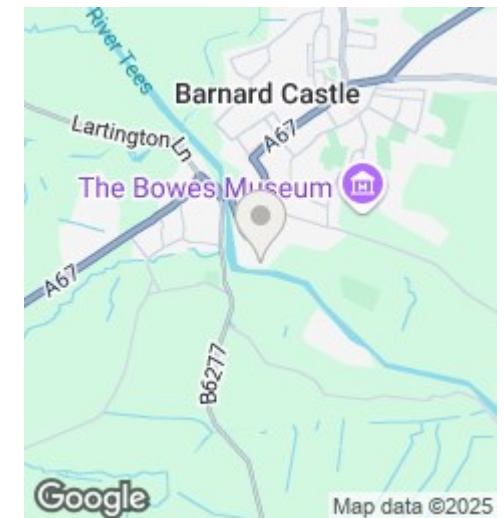
THIRD FLOOR

### 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

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</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>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |
|                                             | 79      | 86        |



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