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SUNNYSIDE

# SUNNYSIDE HIGH STARTFORTH

Barnard Castle, County Durham DL12 9AF



GSC GRAYS

PROPERTY • ESTATES • LAND

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# SUNNYSIDE HIGH STARTFORTH

Barnard Castle, County Durham DL12 9AF

Sunnyside is a superbly presented three bedroom semi-detached family home situated within the popular village of Startforth, just across the River Tees from Barnard Castle. Internal viewing is highly recommended to appreciate the accommodation on offer and the property is offered with no onward chain.

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.



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12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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### Accommodation

The accommodation briefly comprises entrance hall with bespoke made front door, living room, kitchen combined with living and dining space, generous utility room, first floor landing, two well presented double bedrooms, third bedroom/study and house bathroom. Externally, there is a landscaped rear garden and front garden with flag stone patio area.

### Ground Floor

With bespoke hardwood entrance door to entrance hall, understairs storage cupboard, staircase to first floor and doors to dining room and living room. The living room boasts a bay window to front elevation, bespoke shelving and cast iron log burning stove. The dining kitchen is a beautiful room with large window to rear, log burning stove and living space. The kitchen area comprising a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink, integral fridge, dishwasher and Range cooker with tiled floor and door to utility room. The utility room is a generous size with space and plumbing for washing machine and cupboard housing wall mounted gas central heating boiler as well as having a door to rear garden.

### First Floor

With pine doors from the first floor landing to bedrooms and bathroom. There are two double bedrooms and single bedroom (currently used as study) on the first floor. The house bathroom comprises a three piece suite including panelled bath with shower over, low level WC and pedestal wash hand basin.

### Externally

#### Rear Garden

Landscaped rear garden with well stocked borders, timber built shed and log store.

#### Front Garden

Flagged patio area with sandstone pillars and walled boundaries with side access to rear 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 C.

### Particulars

Particulars written in March 2025.

Photographs taken in March 2025.

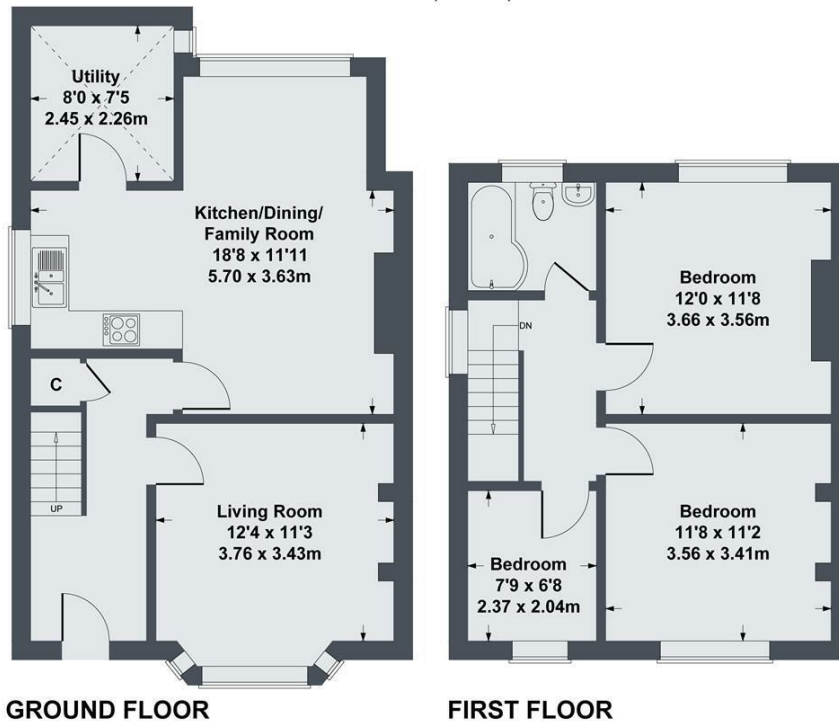
### Services and Other Information

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



# Sunnyside, High Startforth

Approximate Gross Internal Area  
1023 sq ft - 95 sq m



**GROUND FLOOR**

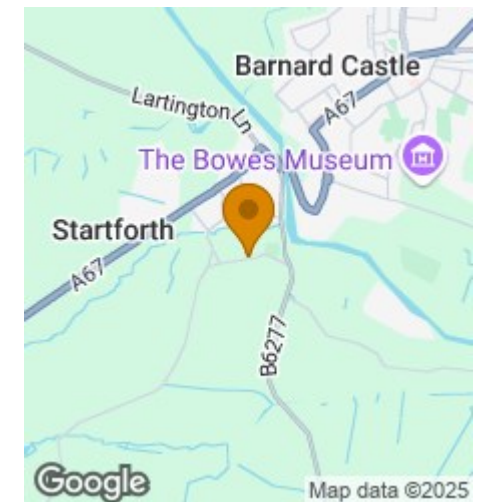
**FIRST FLOOR**

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) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(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

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
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