



# 1 TEMPERANCE TERRACE

Startforth, Barnard Castle, County Durham DL12 9BB



**GSC GRAYS**  
PROPERTY • ESTATES • LAND



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1 Temperance Terrace is a superbly presented two bedroom end terrace cottage featuring a large rear garden and two designated parking spaces. This property has a lot to offer in a prime location.

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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## Accommodation

### Ground Floor

The ground floor benefits from an entrance porch leading to the open plan living/kitchen and conservatory. Entrance porch with vinyl floor and adjoining door separating from the kitchen space, engineered oak flooring is laid throughout the length of the ground floor. The kitchen has been equipped with modern units and Corian worktops with integrated appliances including dishwasher and fridge/freezer, space for washing machine, tiled splashbacks, gas hob, electric oven and breakfast bar. The living area centres around a traditional log burner with brick hearth and includes floor to ceiling window and understairs storage closet. The addition of a conservatory provides tranquil views out to the rear garden.

### First Floor

The first floor comprises a spacious master bedroom overlooking the rear garden with two generous walk-in storage cupboards and a second bedroom with views over the front aspect. The bathroom benefits from separate bath and shower with sink unit, heated towel rail, WC and velux window.

### Externally

To the front of the property are two parking spaces and patio area to provide additional space if needed. The rear garden is a sun trap and can be accessed via the side gate or conservatory. The garden offers views of the Castle and features mature shrubs and trees, patio area and stepping stone footpath that leads to a timber framed summerhouse.

### 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 B.

### Particulars

Particulars written in March 2025.

Photographs taken in March 2025.

### Services and Other Information

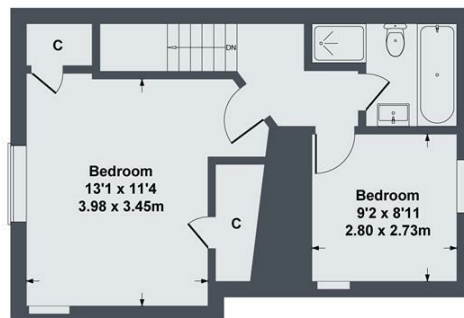
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.





## 1 Temperance Terrace

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



FIRST FLOOR




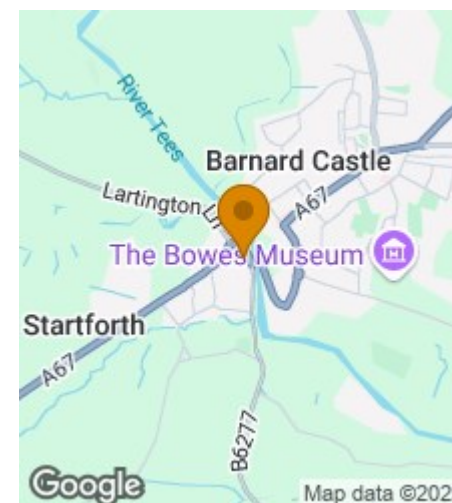
GROUND FLOOR

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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



### Disclaimer Notice

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