



MALVERN HOUSE 2 PARK TERRACE  
Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND



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# MALVERN HOUSE 2 PARK TERRACE

Barnard Castle, County Durham, DL12 8NN

Malvern House is a stunningly presented and deceptively spacious five bedroom Victorian terrace family home in one of Barnard Castle's most sought after areas. Having been refurbished by the current owner, the property offers spacious and stylish living accommodation over three floors. Offered with no onward chain.

## ACCOMMODATION

- \* Victorian family home
  - \* Five bedrooms
  - \* Prime location
  - \* Newly fitted kitchen
- \* Easy access to town centre
- \* Beautifully presented
  - \* Gardens
- \* 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

The property briefly comprises entrance hall, living room, dining room, newly fitted kitchen, utility room, cloakroom/wc, master bedroom with en-suite, four further double bedrooms and two bathrooms. Externally, there is an enclosed rear courtyard garden and terrace front garden.







## Ground Floor

With timber panelled entrance door to a spacious entrance hall with staircase to first floor and door to living room. This spacious room boasts a bay window overlooking the front garden, ornate fireplace, ceiling rose and recessed storage cupboards with shelving. The dining room (currently used as a media room) has a window to rear elevation and a number of period features. The heart of Malvern House is a stunning newly fitted kitchen/breakfast room with ample seating area, inset log burning stove and underfloor heating. The kitchen includes a matching range of wall and base units incorporating a quartz marble worktop with undercounter and kickboard lighting, integrated dishwasher and SMEG oven/hob. To the rear of the kitchen is a spacious utility room with flagged stone flooring, space and plumbing for washing machine, space for dryer and doors to courtyard and door to rear exterior.



## First Floor

With spacious landing with staircase to second floor, three bedrooms and house bathroom. One of these bedrooms is a master bedroom with en-suite. There are two further double bedrooms with fitted wardrobes on the first floor and a house bathroom comprising panelled bath with shower over, vanity wash hand basin and low level WC. Second floor with two further double bedrooms and shower room with step-in shower cubicle, pedestal wash hand basin and low level WC.

## Externally

To the front of the property there is a wrought iron gate with stone pillars either side and low stone walled boundaries leading to the main garden with stone paved pathway and steps leading to the front entrance. The garden is mainly laid to lawn with well stocked and mature borders. To the rear of the property there is an enclosed walled courtyard garden with stone paving, access via the utility room only. There is also a external power point and tap.

## 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 May 2025.

Photographs taken in May 2025.

## Services and Other Information

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




Malvern House, 2 Park Terrace, Barnard Castle

Approximate Gross Internal Area  
2594 sq ft - 241 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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 	



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