



17C KING STREET  
Barnard Castle



**GSC GRAYS**

PROPERTY • ESTATES • LAND

---

# 17C KING STREET

Barnard Castle, County Durham, DL12 8EP

Nestled in the charming town of Barnard Castle, this exquisite four bedroom Grade II listed barn conversion and generous courtyard garden on King Street offers a unique blend of historical character and modern living. The property is beautifully stone-built and set within a picturesque courtyard, providing a serene and inviting atmosphere.

## ACCOMMODATION

- \* Grade II Listed
- \* Stunningly refurbished
- \* Four bedrooms
- \* Two bathrooms
- \* Close to Barnard Castle town centre
- \* Viewing is highly recommended



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

01833 637000

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

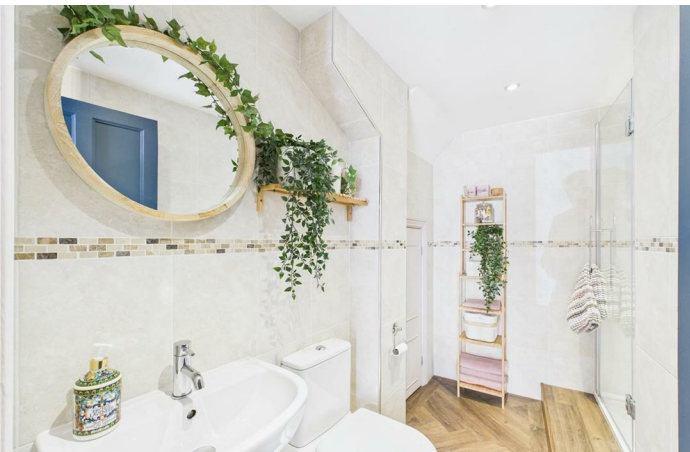
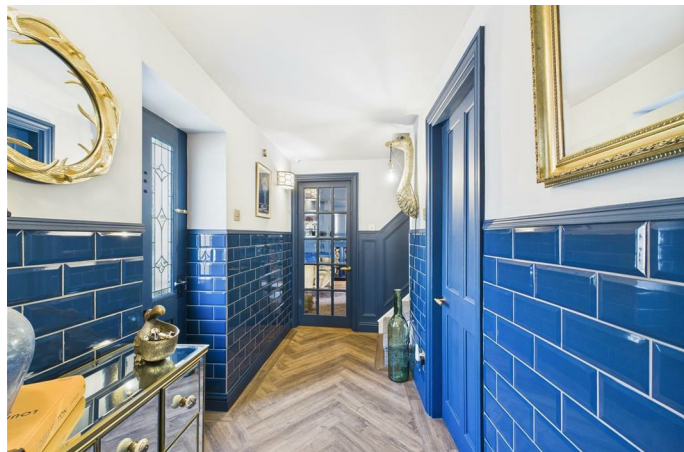
[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

---



### Situation & Amenities

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 17 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. 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

Nestled in the charming town of Barnard Castle, this exquisite four bedroom Grade II listed barn conversion on King Street offers a unique blend of historical character and modern living. The property is beautifully stone-built and set within a picturesque courtyard, providing a serene and inviting atmosphere.

With four spacious bedrooms, this home is perfect for families or those seeking extra space for guests or a home office. The layout includes a well-appointed reception room, ideal for entertaining or relaxing with loved ones. The two bathrooms ensure convenience and comfort for all residents.

Located just a short stroll from the vibrant town centre of Barnard Castle, you will find an array of local shops, cafes, and amenities at your fingertips. This property not only boasts a prime location but also the charm and elegance that comes with a historic barn conversion.

This delightful home is a rare find, combining the allure of countryside living with the convenience of town life. Whether you are looking to settle down or invest in a unique property, this barn conversion is sure to impress. Don't miss the opportunity to make this enchanting residence your own.



## Accommodation

### Ground Floor

With entrance door to entrance hall with staircase to first floor, door to ground floor shower room/wc, glazed door to living room and to kitchen. The living room boasts dual aspect windows, feature fireplace and original Parquet flooring. The kitchen has triple aspect windows, exposed beams and a matching range of wall and base units incorporating a Belfast sink, integrated dishwasher, fridge/freezer, Range style cooker and island unit. The utility room includes a further range of wall and base units with stainless steel sink unit, space and plumbing for washing machine.

### First Floor

With first floor landing, having exposed stone wall and built-in storage cupboard. There are four bedrooms on the first floor and a house bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

### Externally

A stunning courtyard garden with flagged stones ideal for alfresco dining and relaxing with raised beds, timber built shed and further stone built store. Please note, the whole courtyard is owned by 17c. However, there are rights of way in favour of neighbouring properties.

### 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 May 2025.

Photographs taken in May 2025.

### Services and Other Information

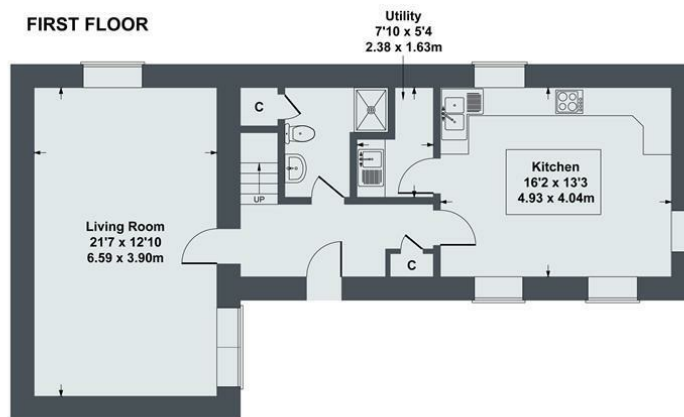
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

## 17c King Street, Barnard Castle

Approximate Gross Internal Area  
1399 sq ft - 130 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>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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



### DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.