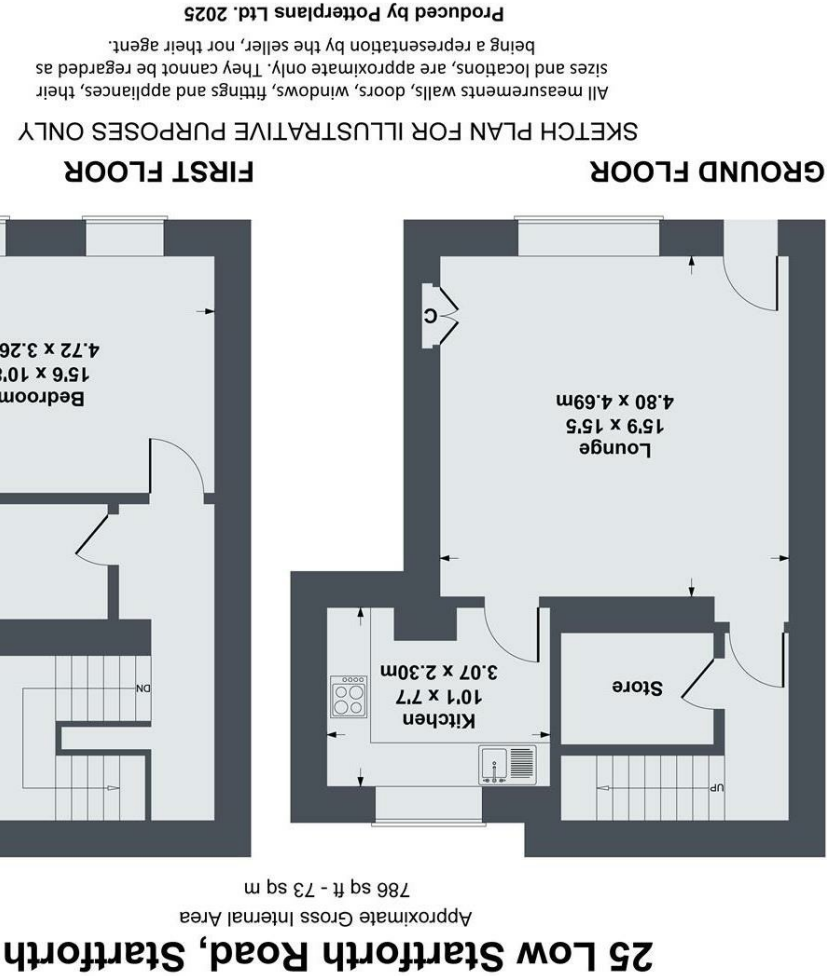


1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Disclaimer Notice



Energy Efficiency Rating		
Potential	Current	
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
4		
88		



# THE WEAVERS

25 Low Startforth Road, Barnard Castle, County Durham DL12 9AU



GSC GRAYS

PROPERTY • ESTATES • LAND



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# THE WEAVERS

## 25 Low Startforth Road, Barnard Castle, County Durham DL12 9AU

Nestled just off Low Startforth Road in the charming town of Barnard Castle, this Grade II listed terraced house presents a unique opportunity for those seeking a project to make their own. The property, constructed from traditional stone, boasts a characterful exterior that reflects the rich history of the area.

Inside, you will find a well-proportioned reception room that offers a welcoming space for relaxation or entertaining. The bedroom provides a cosy retreat, perfect for rest after a long day. The bathroom is in need of refurbishment, allowing you to design it to your personal taste and style.

This property is being offered with no onward chain, making it an ideal choice for buyers looking to move quickly. With some imagination and effort, this home can be transformed into a delightful residence that retains its historical charm while meeting modern living standards.



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

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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.

### The Property

The Weavers has undergone a limited programme of refurbishment to date. For further information please contact GSC Grays. With entrance door to living room with impressive stone fire surround and built-in recessed storage cupboard. To the rear of the living room is access to the kitchen including a matching range of wall and base units with stainless steel sink unit and window to rear elevation. Inner hallway with understairs storage cupboard and staircase to the first floor with doors to house bathroom and bedroom. The house bathroom currently comprises a low level WC and window to rear elevation. The bedroom has two windows to front elevation and recessed alcove, ideal for fitted wardrobes.

### Externally

#### Garden

Direct to the front of the property there is a small enclosed garden with gated access. Adjacent to the property there is a further generous garden mainly laid to lawn with a variety of shrubs and bushes.

#### Agents Note

Access to the property is via a pedestrian right of way from Low Startforth Road.

#### 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 May 2025.

Photographs taken in May 2025.

#### Services and Other Information

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

Please note, there is currently no central heating in the property but we are advised there is a gas supply to the property.

