



5 TUNSTALL WALK
Startforth, Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

5 TUNSTALL WALK

Barnard Castle, County Durham, DL12 9BY

A superbly presented, detached home situated within the popular location of Barnard Castle, with no onward chain. The property offers spacious and light accommodation throughout over three floors. The ground including a living room room, a kitchen/dining room, utility and WC. To the first floor there are two bedrooms, including a spacious principal bedroom with en-suite shower room and a balcony enjoying views over the rear garden. To the second floor there are two further double bedrooms and a shower room. This neutrally decorated home, sits on a great plot with good sized gardens to the rear with patio seating areas and lawns. To the front of the property there is also the added benefit of parking and double garage.

ACCOMMODATION

- * Detached modern family home
 - * Four bedrooms
- * Three reception rooms
 - * Balcony
- * Enclosed rear garden
 - * Double Garage
 - * No onward chain

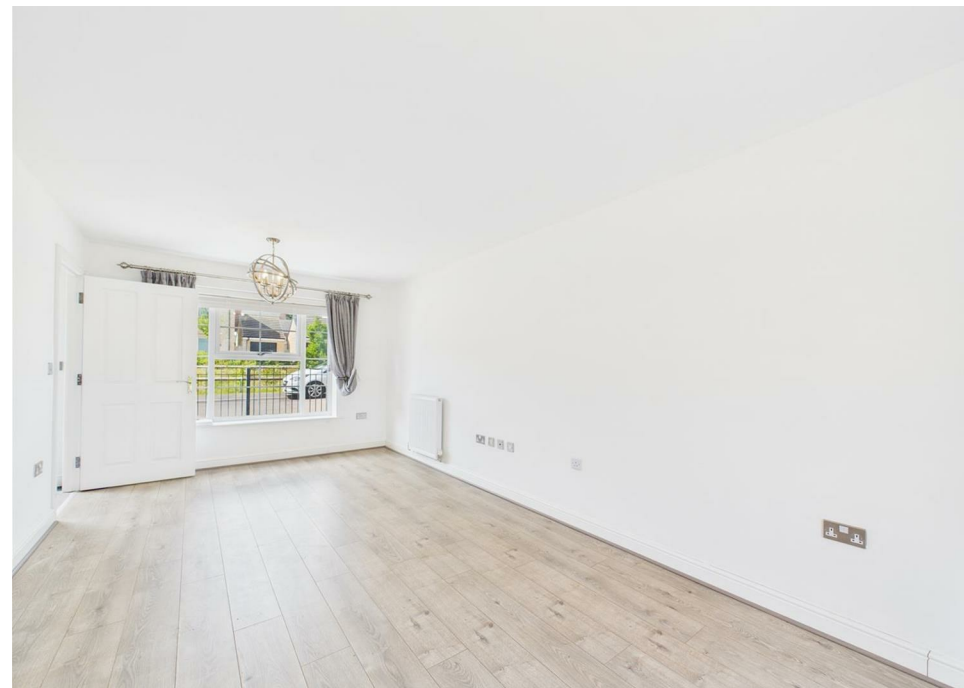


12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation & Amenities

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 17 miles, Durham 26 miles (please note all distances are approximate). The property is located in the sought after village of Startforth, west of the historic and popular market town of Barnard Castle. The market town of Barnard Castle offers a wide variety of amenities including independent and national shops, supermarkets, cafes and eateries. There are also a number of independent gift shops, butchers and bakers in the locality, as well as attractions including The Bowes Museum and The Castle. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within easy commuting distance.

Accommodation

Entrance Hall

With doors leading to the kitchen/dining room, downstairs WC, living room and storage cupboard.

Living Room

A dual aspect room with double doors leading to the rear garden and two radiators.





Kitchen/Dining Room

A kitchen/dining room which is dual aspect and a large window to the front of the property. There is space for a dining table and chairs, the kitchen area benefits from fitted wooden wall and base units, a stainless steel sink, drainer and mixer tap with views over the rear garden, induction hob with extractor fan and integrated appliances including a double electric oven, fridge/freezer and dishwasher. Door leading into the utility. Radiator.

Utility

With a fitted base unit and space for a tumble dryer and washing machine. Door leading to the rear garden. The boiler is housed here. Radiator.

WC

Benefitting from a WC, wash hand basin with tiled splashbacks and a radiator.

First Floor Landing

With doors leading to a double bedroom, a single bedroom and house bathroom. Giving access to the airing cupboard, radiator and stairs leading up to the second floor landing.

Master Bedroom

A double bedroom with fitted wardrobes, with access to the en-suite, radiator and French doors leading onto a balcony offering views over the rear garden. The balcony benefits from decked flooring with a wrought iron fence and stone walls overlooking the rear garden.



En-Suite Shower

With tiled flooring, shower cubicle with tiled splashbacks, WC, wash hand basin and a heated towel rail and circular window to the front.

Bedroom Two

A single bedroom with a large window to the front creating lots of natural light and a radiator.

House Bathroom

Benefitting from a bath, WC, wash hand basin with partially tiled walls and a heated towel rail. Window to the rear.

Second Floor Landing

With access to the loft and doors leading to two bedrooms, one of which is currently used as a home office and door leading to shower room.

Bedroom Three

A double bedroom with vaulted ceilings and Velux windows which is dual aspect creating natural light and character. Two radiators.

Home Office/Bedroom Four

A spacious home office which would be ideal as a double bedroom with vaulted ceiling and Velux window, dual aspect. Two radiators.

Shower Room

Benefitting from a shower cubicle with tiled splashbacks, wash hand basin with tiled splashbacks, WC, vaulted ceiling and heated towel rail.

Externally

To the front of the property there is a driveway with off-road parking for two cars and access to the double garage. To the rear of the property is a large stone flagged area perfect for seating, lawn area with raised beds and fenced boundaries.

Double Garage

With a double garage with an up and over door with electric and lighting.

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 July 2025.

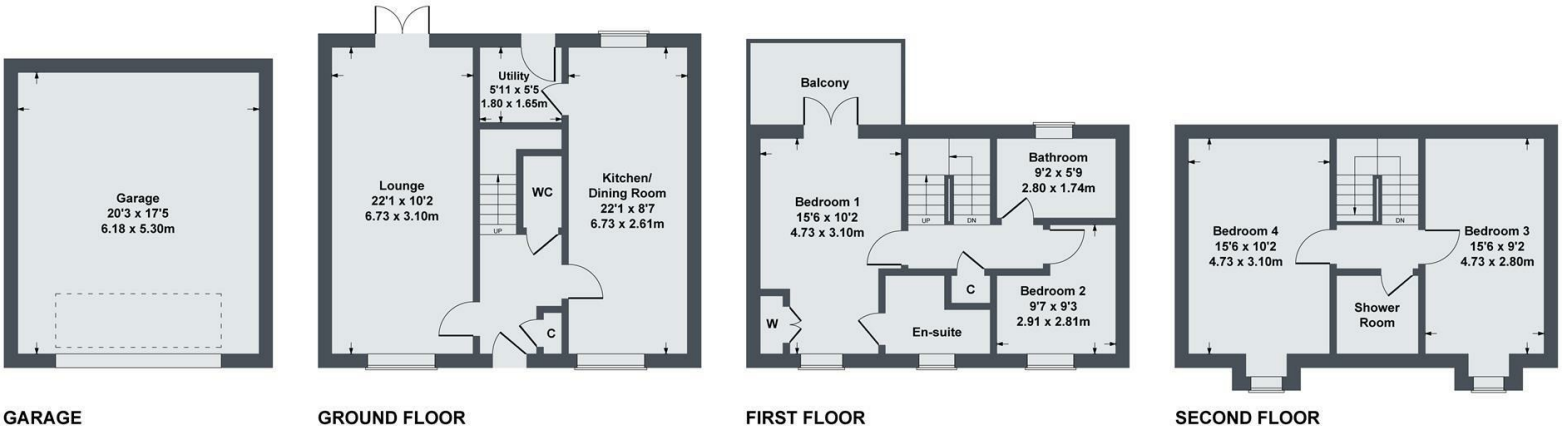
Photographs taken in July 2025.

Services and Other Information

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

5 Tunstall Walk, Startforth, Barnard Castle

Approximate Gross Internal Area
1367 sq ft - 127 sq m
Excluded - Garage



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		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.