



1 WOODLANDS ROAD  
Barnard Castle



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# 1 WOODLANDS ROAD

Barnard Castle, County Durham, DL12 8DP

Nestled on the charming Woodlands Road in the picturesque town of Barnard Castle, this delightful three-bedroom bungalow presents an exceptional opportunity to walk straight into. The property is set on a generous plot, offering a spacious garden that invites outdoor enjoyment and relaxation.

## ACCOMMODATION

- \* Huge potential
- \* Three double bedroom bungalow
- \* Two bathrooms
- \* Kitchen/dining room
- \* Gardens
- \* Off-street parking for multiple vehicles
- \* 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.





### The Property

1 Woodlands Road boasts flexible accommodation, making it ideal for families, retirees, or anyone looking to create their perfect living space. The layout can be easily adapted if required to suit your lifestyle needs, whether you envision a cosy family home or a tranquil retreat.

One of the standout features of this property is the absence of no onward chain. This is particularly advantageous for buyers eager to settle into their new home without unnecessary delays.

With its prime location in Barnard Castle, residents will benefit from the town's rich history, vibrant community, gold course, Leisure facilities and convenient amenities. The surrounding area offers a blend of scenic beauty and local attractions, making it a wonderful place to call home.

In summary, this three-bedroom home on Woodlands Road is a rare find, combining space, and a desirable location. Whether you are looking to invest or create your dream home, this property is well worth your consideration.

### Accommodation



## Ground Floor

With UPVC entrance door to hallway, staircase to first floor and door to living room. The living room has a double glazed bay window to front elevation and feature fireplace with inset living flame gas fire. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, integrated gas hob and electric oven, space and plumbing for washing machine, double glazed windows to rear elevation, double glazed door to rear and open arch to dining area. The dining area has a built-in storage cupboard and door to inner hallway. The inner hallway benefits from an additional storage cupboard. There are two double bedrooms on the ground floor and a house bathroom comprising a three piece suite including panelled bath with electric shower over, pedestal wash hand basin and low level WC.

## First Floor

With built-in storage cupboard, Velux window and doors to a further bedroom and bathroom. The bedroom boasts ample storage and Velux window. The bathroom includes a panelled bath, pedestal wash hand basin and low level WC with access to eaves storage. The layout of the first floor offers the potential to create a self contained area for buyers.

## Externally

Occupying a generous plot. The garden offers huge potential. Currently the garden are mainly laid out to lawn with stone wall and fenced boundaries and a timber built shed.

## Driveway

With gated entrance and providing ample off-street parking for multiple vehicles.

## 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 C.

## Particulars

Particulars written in August 2025.

Photographs taken in August 2025.

## Conditions of Sale – Anti-Money Laundering

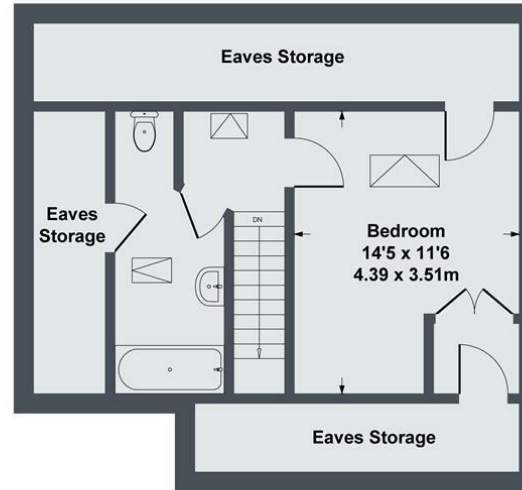
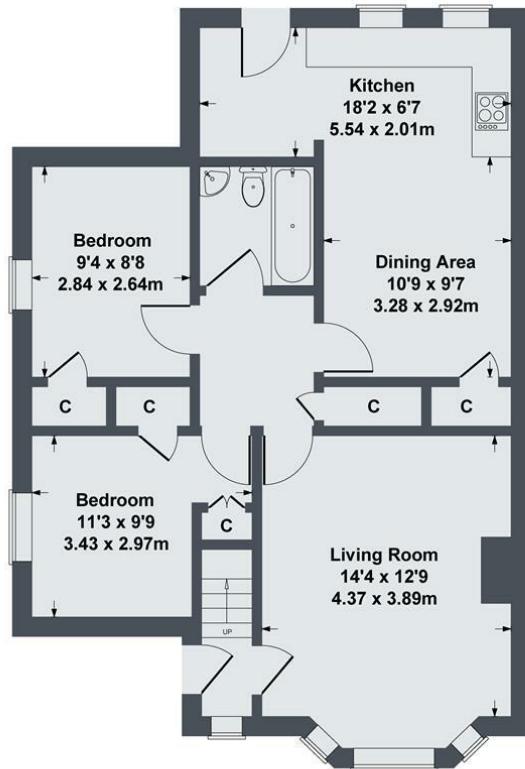
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

## Services and Other Information

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

# 1 Woodlands Road, Barnard Castle

Approximate Gross Internal Area  
1066 sq ft - 99 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>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|   | 63                      | 80        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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