



1 BANKSIDE COURT DEMESNES  
Barnard Castle

# 1 BANKSIDE COURT DEMESNES

Barnard Castle, County Durham, DL12 8PD

Nestled in a charming area overlooking the Demesnes, this modern stone-built detached family home offers a perfect blend of contemporary living and comfort. With four well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for families seeking space and convenience for Barnard Castle town centre.

## ACCOMMODATION

- \* Modern stone built detached family home
- \* Master bedroom with en-suite
- \* Recently refurbished
- \* Immaculate dining/kitchen
- \* Home office
- \* Parking
- \* Garden



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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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

This modern stone-built detached family home offers a perfect blend of contemporary living and comfort. With four well-proportioned bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for families seeking space and convenience.

The immaculate dining kitchen is a highlight, designed for both functionality and style, making it the perfect setting for family meals and gatherings. The first-floor living room boasts a delightful atmosphere, ideal for unwinding after a long day with wonderful views south towards the river and Startforth beyond.

Additionally, this home includes a dedicated home office (converted from a garage), catering to the needs of those who work remotely or require a quiet space for study. The property has been recently refurbished, ensuring that it meets modern standards and offers a fresh, welcoming environment.

Parking is a breeze with space for two vehicles, adding to the convenience of this lovely home. Situated in a desirable location, this property is not only a beautiful residence but also a wonderful opportunity to enjoy the vibrant community of Barnard Castle.



## Accommodation

### Ground Floor

With UPVC and glazed entrance door to front elevation, window to side elevation, built-in storage cupboard, staircase to first floor and door to cloakroom/wc. The heart of the property is the immaculate dining/kitchen on the ground floor recently refurbished and offering a superb contemporary space for cooking and dining. The utility room has an integrated washing machine, door to rear and door to home office. The home office offers a great space, previously the garage, it has a window to front elevation and glazed door to driveway and garden.

### First Floor

With first floor landing, understairs storage cupboard, staircase to second floor and door to living room and master bedroom. The living room has numerous windows to side elevation with views south towards the river and Startforth. The master bedroom has dual aspect windows overlooking the Demesnes and garden. The en-suite shower room has a step-in shower cubicle, wall mounted wash hand basin, low level WC and door to built-in storage cupboard.

### Second Floor

With galleried landing providing access to the house bathroom with a four piece suite and the remaining three bedrooms and additional generous storage cupboard.

### Externally

#### Driveway

Accessed via shared gated driveway and providing off-street parking for two vehicles.

#### Garden

The garden is mainly laid to lawn and is found to the front of the property. To the rear of the property there is a small yard with door to utility room.

#### 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

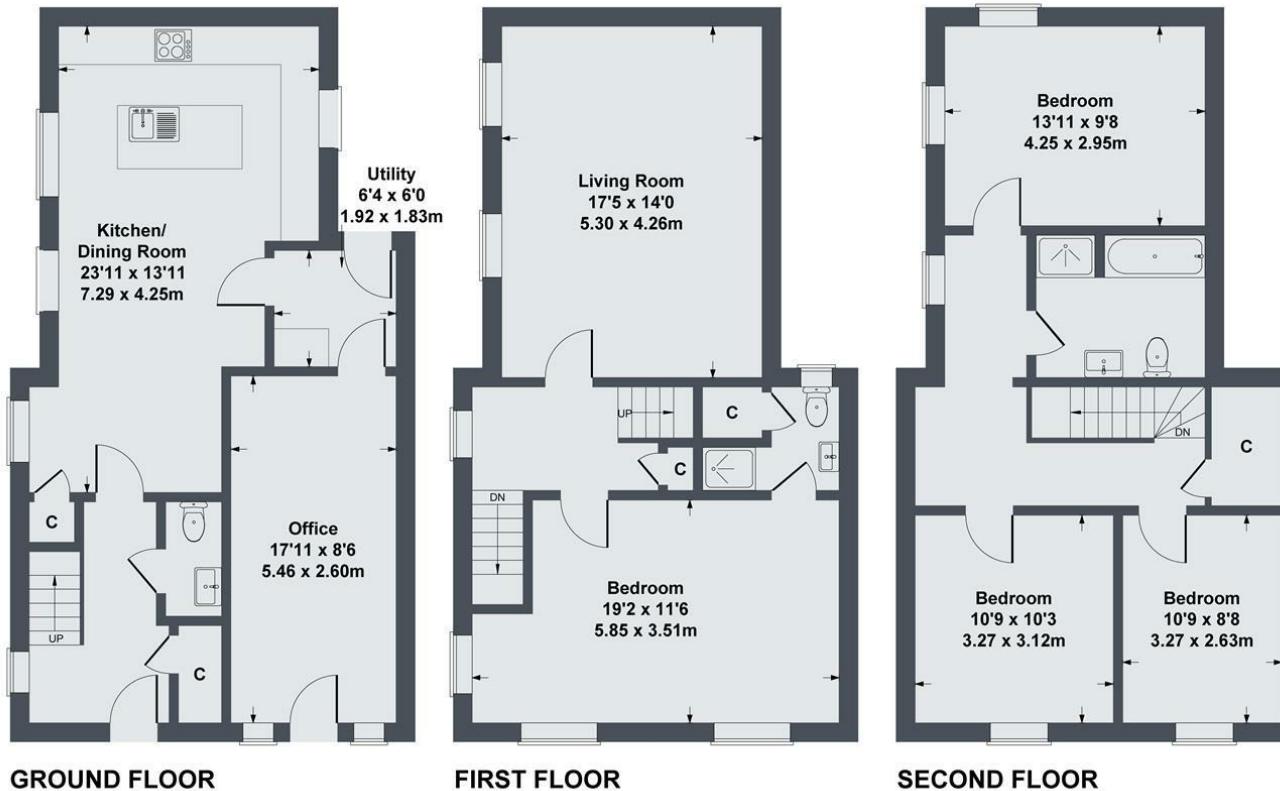
Particulars written in September 2025.  
Photographs taken in September 2025.

#### Services and Other Information

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

# 1 Bankside Court, Barnard Castle

Approximate Gross Internal Area  
1765 sq ft - 164 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

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6. Please discuss with us any aspects that are important to you prior to travelling to view the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	73	76
(81-91) B		
(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		

