THE GARTH, BOLDRON

County Durham,

GSC GRAYS

PROPERTY • ESTATES • LAND

THE GARTH, BOLDRON

DL12 9RF

Nestled in the charming village of Boldron, near Barnard Castle, this delightful detached stone-built house offers a perfect blend of modern living and rural charm. With three bedrooms, this property is ideal for families or those seeking a peaceful retreat. Externally, there is a driveway, garage, gardens and approximately 1.54 acres of fenced land with outbuilding.

ACCOMMODATION

* Detached stone built home
* Three bedrooms, two bathrooms, two reception rooms
* Large open plan kitchen/dining room
* Garage and garden
* Approximately 1.54 acres of fenced paddock with outbuilding.

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Location

Barnard Castle 2 miles, Richmond 16 miles, Darlington 20 miles, Durham 29 miles, A66 0.5 miles, A1(M) 13 miles. Please note all distances are approximate. The Garth lies to the north of the A66, within the centre of Boldron on a no through road. Village boasts a community public house and village hall. The neighbouring historic market town of Barnard Castle supports a traditional range of shopping, educational and recreational facilities and is often referred to as the Gateway to Teesdale with many renowned beauty spots within a short drive. For the commuter there are links with the major commercial centres of the north east via the A66, A67 and A1 (M) and there are links with the rest of the country via Darlington Mainline Railway Station and Durham Tees Valley Airport.

The Property

This delightful detached stone-built house offers a perfect blend of modern living and rural charm. With three bedrooms, this property is ideal for families or those seeking a peaceful retreat. The house boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is a large open-plan kitchen/dining room, designed to be both functional and inviting. This area is perfect for family gatherings or hosting dinner parties, allowing for a seamless flow between cooking and dining. The property also features two bathrooms, ensuring convenience for all residents.

Having approximately 1.54 acres of fenced paddock, ideal for those with equestrian interests or simply for enjoying the outdoors. An outbuilding adds further versatility, providing additional storage or potential for a workshop/stabling.

The property is complemented by a driveway and garage, offering ample parking. The gardens surrounding the house provide a tranquil space to unwind, making it a perfect sanctuary for nature lovers.

This exceptional home in Boldron is not just a property; it is a lifestyle choice, offering the peace and beauty of countryside living while remaining close to the amenities of Barnard Castle.

Accommodation

Ground Floor
With glazed entrance door to front elevation to an impressive double height entrance hall with staircase to first floor and doors to ground floor accommodation. The living room has dual aspect with inglenook fireplace having inset cast iron stove. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with built-in oven, electric hob, integrated dishwasher, tiled floor and patio doors to rear garden. The garden room boasts a vaulted ceiling with triple aspect windows and doors to rear garden. The ground floor accommodation also boasts a useful utility room and cloakroom/wc.

First Floor
Galleried landing with access to the master bedroom with en-suite shower room. There are two further bedrooms and a house bathroom.

Externally
With gardens on three sides designed for easy maintenance, mainly laid to gravel with patio area and lawn area.

Driveway
Block paved driveway providing off-street parking for two vehicles.

Garage
With electric up and over door, power and light. Personal door to house.

Land
To the front of the property there is a fenced paddock of approximately 1.54 acres and outbuilding.

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 F.

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

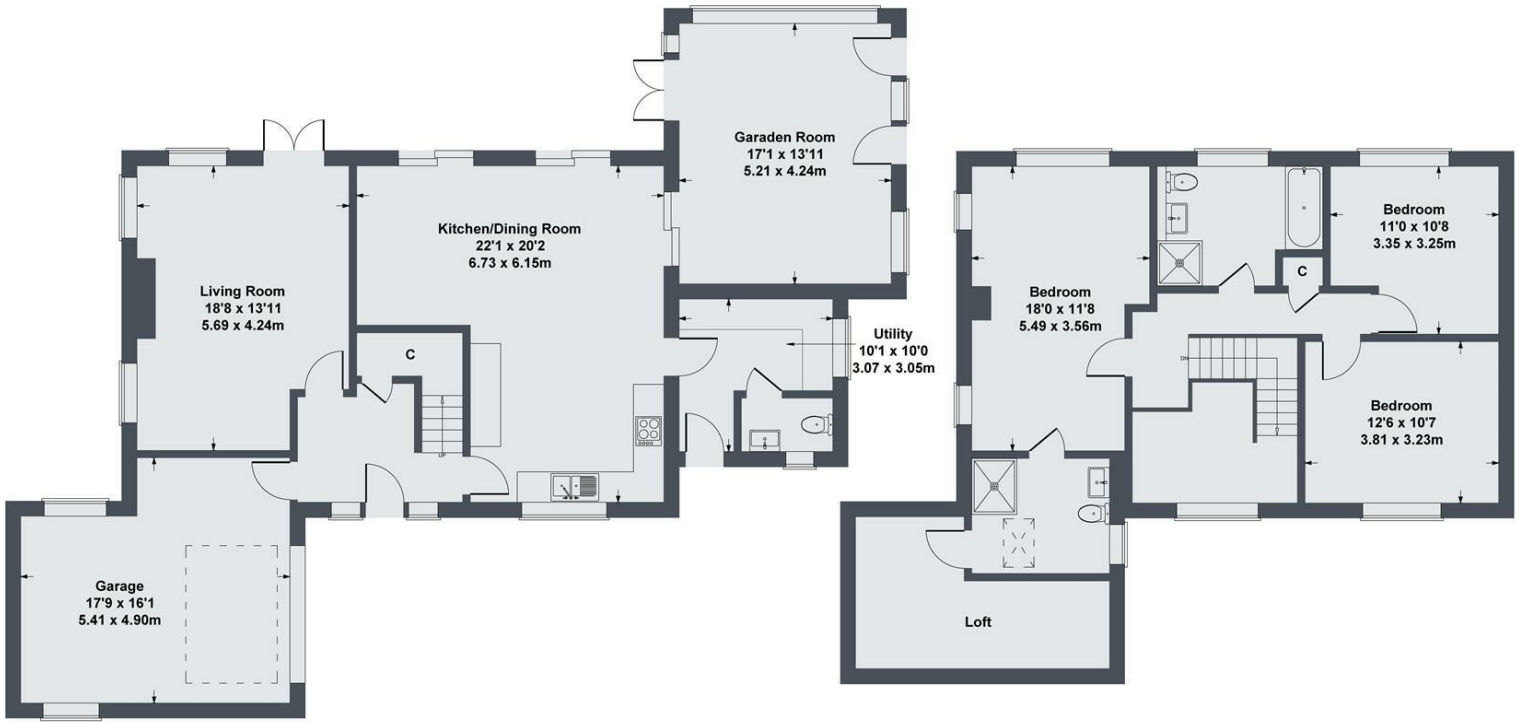
Services and Other Information
Mains electricity, water and drainage are connected. Oil fired central heating with underfloor heating to ground floor.

what3words
attend.bulky.requiring
Access is via an unadopted track at the bottom of the village. Please note, this track also has a public right of way.

Owners Insight
'The Garth is light and has a warm feel. The views are lovely and the people of the village are friendly and helpful. The Pinfold Club has a quiz, music and events, so life is good.'

The Garth, Boldron, Barnard Castle DL12 9RF

Approximate Gross Internal Area
2295 sq ft - 213 sq m

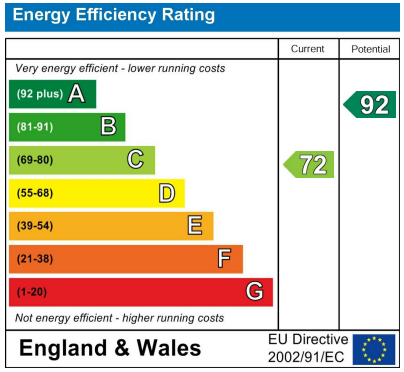


GROUND FLOOR **FIRST FLOOR**

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



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