



# 2 BARTLEMERE

Barnard Castle, County Durham DL12 8LR



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 2 BARTLEMERE

Barnard Castle, County Durham DL12 8LR

Nestled in the charming town of Barnard Castle, this superbly presented two-bedroom detached bungalow offers a delightful blend of comfort and convenience. The property boasts two reception spaces, providing ample space for relaxation, entertaining, or family gatherings.

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.



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### The Property

This superbly presented two-bedroom detached bungalow offers a delightful blend of comfort and convenience. The property boasts three reception rooms, providing ample space for relaxation, entertaining, or family gatherings.

The well-appointed layout ensures that each room flows seamlessly into the next, creating an inviting atmosphere throughout. The bungalow is set in a desirable town location, allowing easy access to local amenities, shops, and the picturesque surroundings that Barnard Castle is renowned for.

In addition to its generous living space, the property features a garage, providing secure parking and additional storage options. The garden offers a tranquil outdoor retreat, perfect for enjoying the fresh air or hosting summer barbecues.

This bungalow is an ideal choice for those seeking a peaceful yet accessible lifestyle in a vibrant community. With its attractive presentation and practical features, it is sure to appeal to a variety of buyers. Do not miss the opportunity to make this lovely property your new home.

### Accommodation

Entrance through UPVC door into internal porch providing access to the kitchen and living space. The kitchen has an integrated oven, hob, freestanding dishwasher, washing machine and matching wall and base units. The living room has a bow window overlooking the front elevation with feature fireplace, there is an archway leading into the dining room with access to two bedrooms both with fitted wardrobes. The house bathroom comprises step-in shower, WC and pedestal sink. From the dining room, French doors lead into the garden room overlooking the rear garden.

### Externally

The rear garden is paved creating a patio space and has a side access gate to the front of the property.

### Garage

Access to the garage through an up and over door with personal access to the garden.

### Parking

Off-street parking for up to three vehicles to the front of the property.

### 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 October 2025.

Photographs taken in October 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.

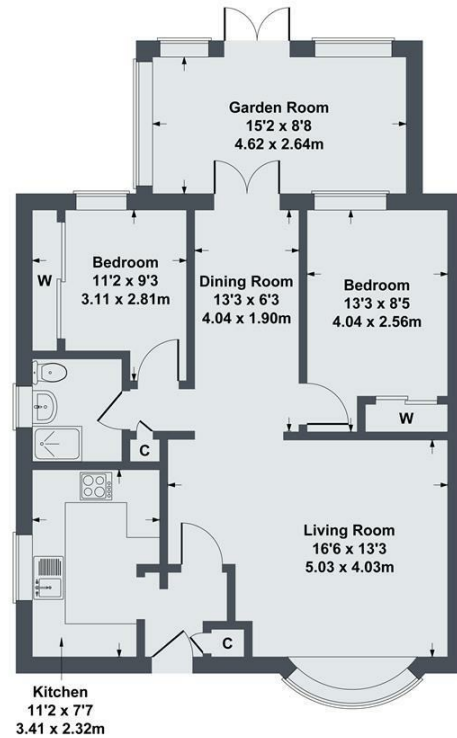
### Services and Other Information

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



## 2 Bartlemere, Barnard Castle

Approximate Gross Internal Area  
818 sq ft - 76 sq m

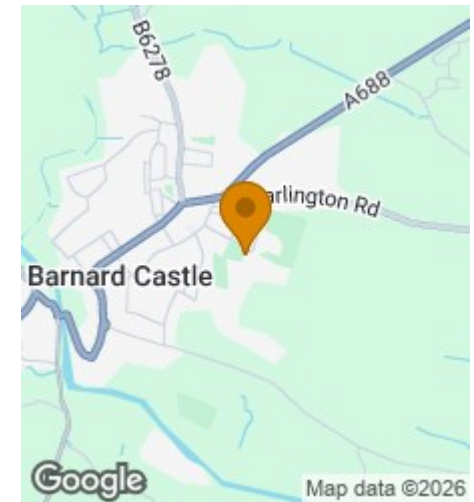


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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) A			
(81-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Disclaimer Notice

GSC Grays gives notice that:

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.