



8 STARTFORTH PARK  
Barnard Castle

# 8 STARTFORTH PARK

Barnard Castle, County Durham, DL12 9AL

This significantly extended four bedroom semi-detached home offers a perfect blend of modern living and family comfort. Spanning an impressive 1,870 square feet, the property boasts spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time. With landscaped gardens, garage and off street parking.

## ACCOMMODATION

- \* Significantly extended family home
- \* Stunning kitchen/diner
  - \* Four bedrooms
  - \* Two bathrooms
- \* Landscaped gardens
- \* Garage and driveway



**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 significantly extended semi-detached house offers a perfect blend of modern living and family comfort. Spanning an impressive 1,870 square feet, the property boasts spacious reception rooms, ideal for both entertaining guests and enjoying quiet family time.

The heart of the home is undoubtedly the stunning kitchen diner, which provides a bright and inviting space for culinary creations and family gatherings. With four well-proportioned bedrooms, there is ample room for a growing family or for those who simply desire extra space. The two bathrooms ensure convenience for all, making morning routines a breeze.

Outside, the beautifully landscaped gardens create a serene outdoor retreat, perfect for relaxation or entertaining during the warmer months. The property also features a garage and a driveway, providing parking for up to three vehicles, which is a rare find in this popular location.

This home is not just a property; it is a lifestyle choice, situated in a community that offers both tranquillity and accessibility to local amenities. Whether you are looking to settle down or invest in a family home, this residence in Startforth Park is a remarkable opportunity that should not be missed.



## Accommodation

With glazed entrance porch to entrance hall with staircase to first floor, door to sitting room with bow window to front elevation and feature fireplace. The focal point of the property is a stunning kitchen/diner with beautiful high gloss kitchen with granite worktops, integrated appliances and space for dining area and living area with bi-folding doors to rear. To the rear of the property is a further reception room, currently used as a pool room with bi-folding doors to rear. The ground floor also boasts a shower room/wc and rear entrance hall with doors to built-in storage cupboards housing gas central heating boiler and space and plumbing for washing machine.

## First Floor

The first floor landing provides access to four bedrooms and a house bathroom comprising panelled bath, pedestal wash hand basin and low level WC.

## Externally

### Front Garden

Open plan front garden mainly laid to lawn with side access to rear.

### Rear Garden

Enclosed landscaped rear garden with patio area, terrace, pond and lawn area providing a beautiful space for outdoor relaxing and entertaining.

### Garage

With remote roller door, personal door to garden, power and light.

### Driveway

Providing off-street parking for two 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 October 2025.

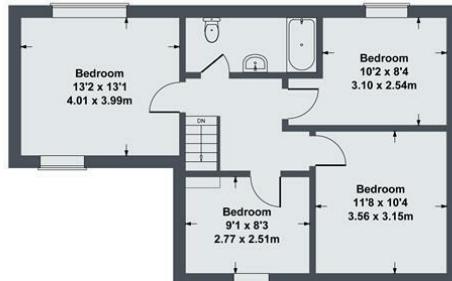
Photographs taken in October 2025.

### Services and Other Information

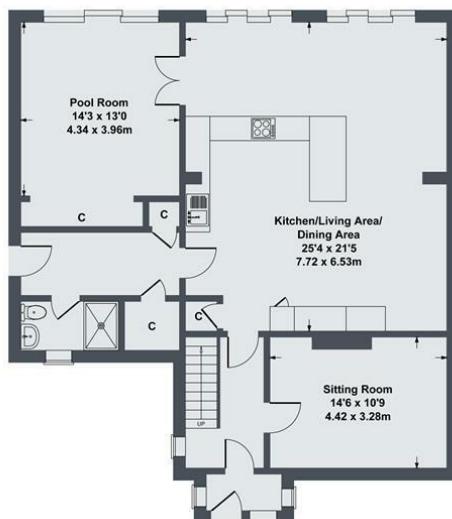
Mains electricity, gas and drainage, and water are connected. Gas fired central heating.

## 8 Startforth Park, Barnard Castle

Approximate Gross Internal Area  
1993 sq ft - 185 sq m



FIRST FLOOR



GARAGE

GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(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

