



HOLMDALE

HOLMDALE WELLINGTON ROAD
Barnard Castle



GSC GRAYS

PROPERTY • ESTATES • LAND

HOLMDALE WELLINGTON ROAD

Barnard Castle, County Durham, DL12 8AT

Nestled on the desirable Wellington Road in the charming town of Barnard Castle, this modern detached family home offers an exceptional living experience. With four bedrooms and two bathrooms, this property is perfect for families seeking comfort and convenience. Available with no onward chain.

ACCOMMODATION

- * Superb location
- * Detached family home
- * Four bedrooms
 - * Garden
 - * Parking
- * 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

This modern detached family home offers an exceptional living experience. With four bedrooms and two bathrooms, this property is perfect for families seeking comfort and convenience.

Upon entering, you will find three inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to cater to both family life and social gatherings, ensuring that every member of the household can enjoy their own space.

The property boasts delightful gardens, whether you wish to cultivate your green thumb or simply unwind in a tranquil setting, these gardens offer a wonderful retreat.

Parking is a breeze with off-street parking available for up to three vehicles, making it easy for you and your guests to come and go without the hassle of searching for a space.

Located in a great area, this home is not only a sanctuary for your family but also a gateway to the vibrant community of Barnard Castle. With its rich history, picturesque surroundings, and local amenities, you will find everything you need just a stone's throw away.



Accommodation

With entrance door to entrance hall, staircase to first floor and doors to ground floor accommodation. The property boasts a double reception room with bay window to front elevation and door to garden room. The garden room overlooks the rear garden and has doors to rear. The dining kitchen has a bay window to front elevation, dining area and kitchen. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with stainless steel sink unit, integrated electric oven and fridge, freestanding oven with window to rear elevation. To the rear of the kitchen is a utility room with door to rear garden and cloak/WC.

The first floor landing provides access to the master bedroom with fitted wardrobes and en-suite shower room. There are three further bedrooms and a house bathroom comprising panelled bathroom, vanity wash hand basin and low level WC.

Externally

To the front and rear of the property there are easy maintenance gardens, patio area, summerhouse and three timber built sheds.

Driveway

Gravelled driveway providing off-street parking for three 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 E.

Particulars

Particulars written in October 2025.

Photographs taken in October 2025.

Conditions of Sale – Anti-Money Laundering

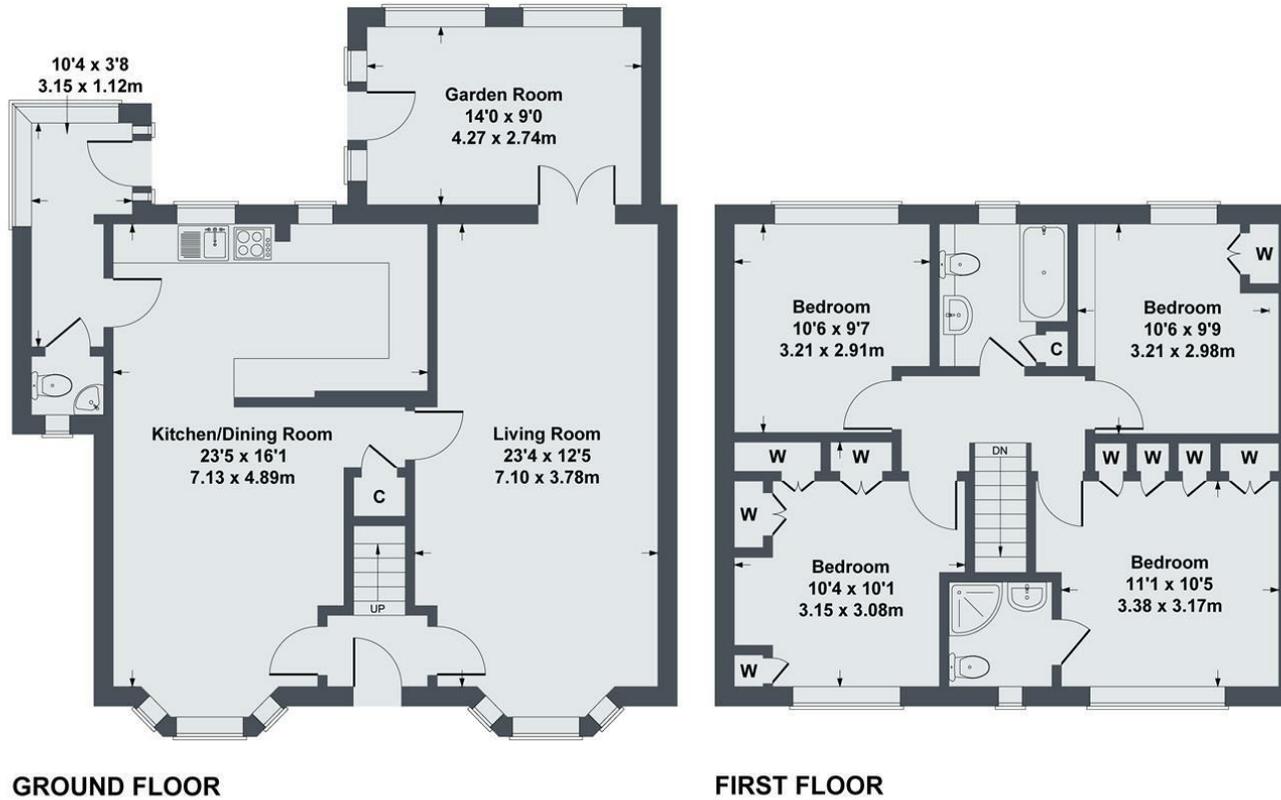
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. 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.

Holmdale, Wellington Road, Barnard Castle

Approximate Gross Internal Area
1528 sq ft - 142 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	77
England & Wales	EU Directive 2002/91/EC	



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

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.