



14 ASHTREE DRIVE  
Barnard Castle



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# 14 ASHTREE DRIVE

Barnard Castle, County Durham, DL12 8NZ

This immaculately presented extended four bedroom detached family home offers a perfect blend of modern living and comfort. Recently refurbished, the property boasts a contemporary design that is sure to impress.

## ACCOMMODATION

- \* Stunning modern detached family home
  - \* Four bedrooms
  - \* Recently refurbished
- \* Beautiful views to rear
  - \* Enclosed garden
  - \* Double garage
- \* Driveway and parking



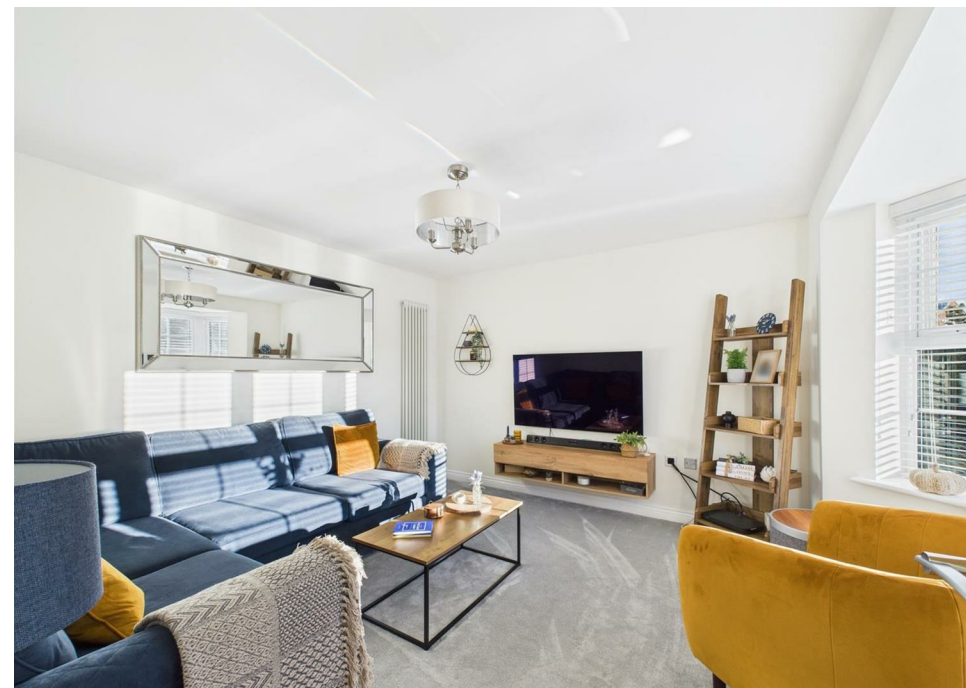
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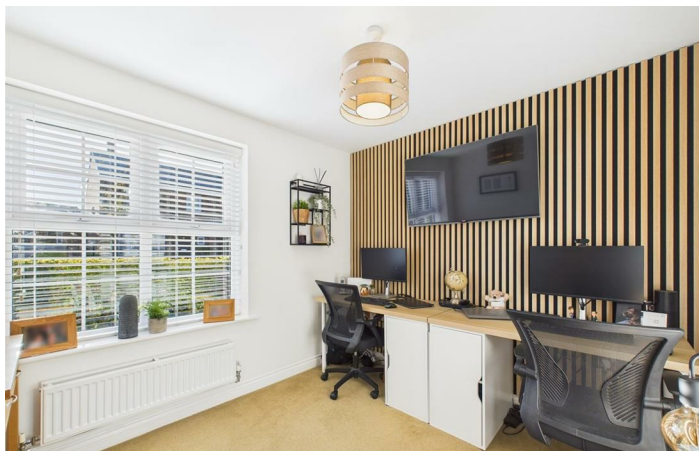
## Situation & Amenities

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.

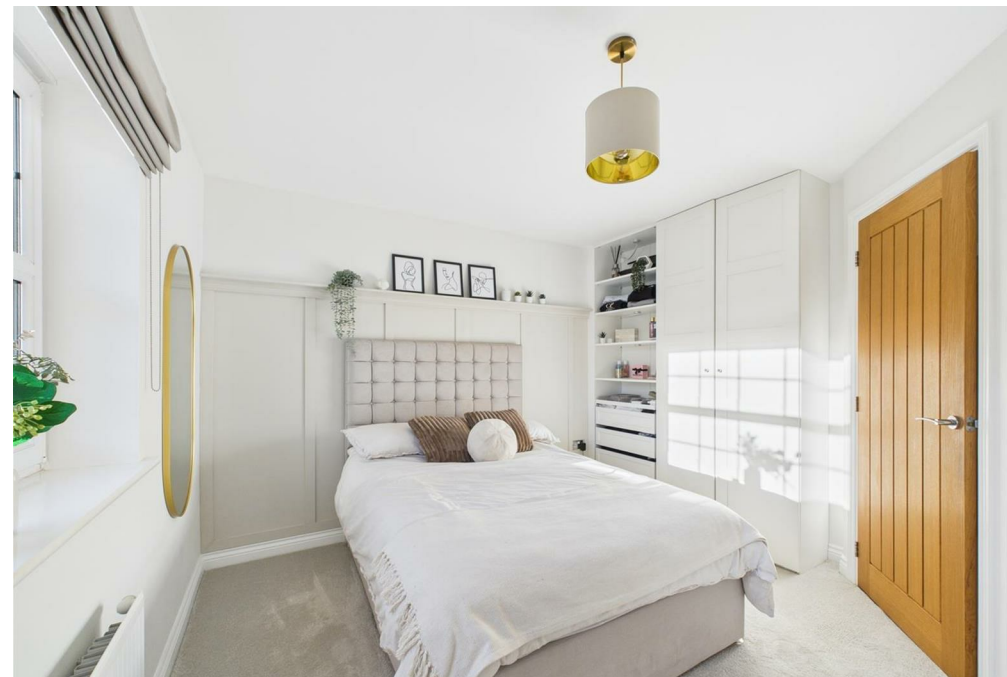
## The Property

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the beautiful open plan kitchen, dining, and living area with bi-folding doors to rear garden, which creates a warm and inviting atmosphere for family gatherings and social occasions. This area is bathed in natural light, enhancing the sense of space and connection to the outdoors. The property features four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests.

One of the standout features of this home is the stunning views to the rear, offering a picturesque backdrop. Additionally, the ample parking, along with garaging, provides convenience and ease for families with multiple cars.







## Accommodation

### Ground Floor

With entrance door to entrance hall, having staircase to first floor and doors to sitting room, cloakroom/WC, snug/study, utility room, kitchen/dining/living room and useful understairs storage cupboard. The sitting room boasts a bay window to the front elevation and wall mounted contemporary radiator. The cloak room comprises a low level WC and pedestal wash hand basin. The snug/study has a window to front elevation and contemporary decor. The utility room comprises matching range of high gloss units at both eye and base level, space and plumbing for washing machine and door to side elevation. The heart of the home is a superb open plan kitchen/dining/living room with bi-folding doors to rear garden. The kitchen includes a matching range of wall and base units incorporating a sink unit, induction Zanussi hob, Neff oven, dishwasher and space for an American style fridge/freezer. The room also boasts a cast iron multi-fuel stove.

### First Floor

With galleried landing and built-in storage cupboard. The master bedroom has fitted wardrobes and en-suite shower room. There are three further bedrooms on the first floor and house bathroom comprising a large walk-in shower, pedestal wash hand basin and low level WC.





### Externally

To the front of the property there is a garden mainly laid to lawn with wrought iron boundaries and mature shrubs and plantings. A stone paved pathway leads to the front with external lights. To the side of the property there is a substantial driveway which allows for parking for up to four vehicles leading to a double garage. A timber gate provides access to the rear gardens and paved patio leads to a side access door with external lighting. The rear garden has been landscaped with wall and fenced boundaries. There are stone paved and decked seating areas, a pergola, water tap, external power supply for lighting and space for a hot tub. The main garden is laid to lawn with flowered borders, housing a variety of mature shrubs and plantings.

### Double Garage

Currently separated into two areas. One is currently used as a home office/gym with light and power. The other garage is used as a workshop area with light and power also.

### 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 November 2025.

Photographs taken in November 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.

### Agents Note

The property is sold subject to a service charge to maintain green areas on the estate. For further information contact GSC Grays.

## 14 Ashtree Drive, Barnard Castle

Approximate Gross Internal Area  
1879 sq ft - 175 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) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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