



11 MIDDLEWOOD CLOSE  
Castle Vale, Barnard Castle



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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# 11 MIDDLEWOOD CLOSE

Barnard Castle, County Durham, DL12 8QE

This significantly upgraded detached home is nestled in the charming area of Middlewood Close, Barnard Castle, the property presents an exceptional opportunity for those seeking a stylish, energy efficient and comfortable family home. With four well-proportioned bedrooms, three reception rooms and three contemporary bathrooms, this property is designed to cater to the needs of modern living.

Viewing is highly recommended to appreciate the accommodation on offer.

## ACCOMMODATION

- \* Significantly upgraded by the current owner
  - \* Beautiful bespoke kitchen
  - \* Stunning landscaped gardens
- \* Solar panels, solar water heater, solar battery and car charger
  - \* Home office
- \* Modern four bedroom detached family home
  - \* Popular location



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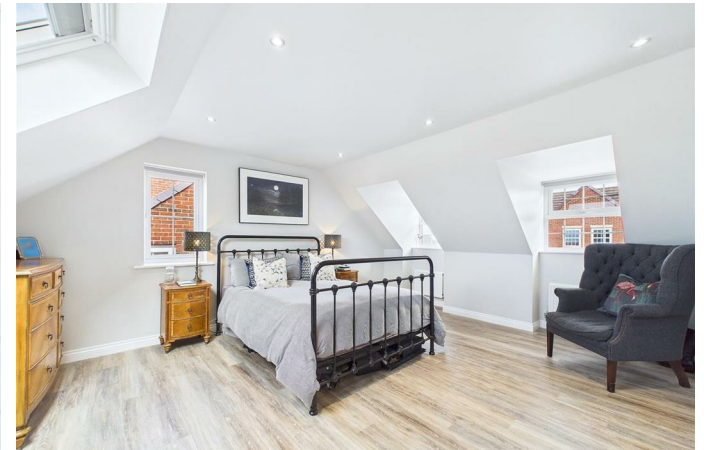
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### Situation & Amenities

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

The current owner has significantly upgraded the home, ensuring that it meets the highest standards of quality and comfort. At the heart of the house lies a beautiful bespoke kitchen, which is not only functional but also a delightful space for culinary creativity. The kitchen flows seamlessly into three inviting reception rooms, providing ample space for relaxation and entertainment.

One of the standout features of this property is its stunning landscaped gardens, which offer a serene and very private outdoor retreat. Whether you wish to enjoy a quiet moment in nature or host gatherings with friends and family, these gardens provide the perfect backdrop.

In addition to its aesthetic appeal, the house is equipped with modern energy-efficient features, including solar panels, a solar water heater, a solar battery, and a car charger. These elements not only contribute to a sustainable lifestyle but also significantly reduce energy costs and give the highest possible energy rating.

For those who work from home or require a dedicated space for study, the bespoke home office located at the rear of the property is an ideal solution. This thoughtfully designed area ensures productivity while maintaining a peaceful environment.

In summary, this remarkable property on Middlewood Close combines modern living with thoughtful upgrades, making it a perfect choice for families or professionals seeking a beautiful and functional home in Barnard Castle.



## Accommodation

### Ground Floor

With entrance door to entrance hall with tiled flooring, staircase to first floor and doors to ground floor accommodation. The living room boasts a bay window to front elevation, parquet flooring, feature fireplace and glazed panelled doors to dining room. The dining room also boasts parquet flooring and patio doors to rear garden. The snug has a window to front elevation and further parquet flooring. The heart of any home is the kitchen, this bespoke kitchen includes a matching range of wall and base units with inset lighting, quartz worktops and reflective splashback, quooker tap, built-in Miele double oven, induction hob, extractor and dishwasher. Through to the breakfast area there is a full height integrated fridge and freezer as well as an integrated Miele coffee machine and patio door to rear garden. Off the kitchen is a utility room, with doors to exterior and personal door to garage.

### First Floor

With galleried landing, window to front elevation, built-in storage cupboard and doors to first floor accommodation. There is a large master bedroom with fitted wardrobes and en-suite shower room. The guest bedroom also has an en-suite shower room. There are two further bedrooms and a house bathroom comprising a three piece suite.

### Externally

#### Front Garden

Landscaped garden with raised beds and door to useful store area.

#### Rear Garden

Beautiful landscaped rear garden with porcelain tiled patio areas, lawned area, adjustable pergola and bespoke modular home office (15'7 x 9'3) (4.75m x 2.82m) with power and light. There is space for an outdoor kitchen. External lighting, side access and rear access to store area.

#### Driveway

Off-street parking for three vehicles with EV charging point.

#### Garage

With remote up and over door, personal door to utility room, solar controller and battery.

#### 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 March 2026.

Photographs taken in March 2026.

#### Conditions of Sale - Anti Money Laundering

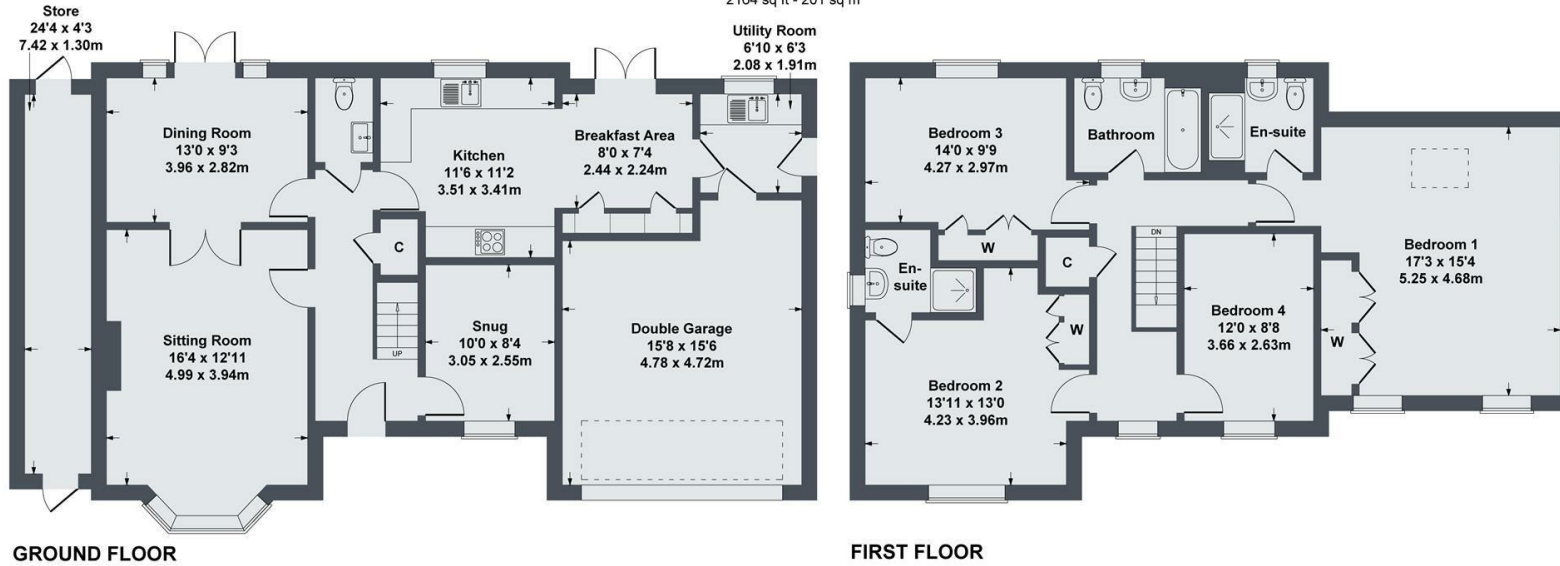
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity.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

# 11 Middlewood Close, Barnard Castle

Approximate Gross Internal Area  
2164 sq ft - 201 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. 2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>96</b>	<b>96</b>
(81-91) <b>B</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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