



# LOW STARTFORTH HALL EAST

Barnard Castle, County Durham



# LOW STARTFORTH HALL EAST

1 BOLDRON LANE, BARNARD CASTLE, COUNTY DURHAM, DL12 9AR

AN OUTSTANDING FIVE BEDROOM GRADE II LISTED FAMILY HOME PROVIDING FLEXIBLE ACCOMMODATION AND BOASTING PERIOD FEATURES WITH A STUNNING SOUTH FACING GARDEN

## Accommodation

Entrance Hall • Drawing Room • Kitchen/Dining Room with Aga • Living Room  
Utility Room • Cloakroom/WC • Two Bedrooms with En-Suite Shower Rooms  
Three further Bedrooms • House Bathroom

## Externally

Garage • Two Timber Built Sheds • Gravelled Driveway  
Stunning South Facing Garden



12 The Bank, Barnard Castle, County Durham DL12 8PQ

Tel: 01833 637000

[www.gscgrays.co.uk](http://www.gscgrays.co.uk)

[barnardcastle@gscgrays.co.uk](mailto:barnardcastle@gscgrays.co.uk)

## Offices also at:

Alnwick  
Tel: 01665 568310

Driffield  
Tel: 01377 337180

Boroughbridge  
Tel: 01423 590500  
Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540

Richmond  
Tel: 01748 829217





### Situation

Situated near to 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. 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.

### Low Startforth Hall East

Originally built as the entertaining wing to the hall in the mid 19th century, the hall was then divided to form a separate dwelling in the 1960s. The house retains an abundance of features including high ceilings, ornate cornicing, picture rails and shutters. Of particular note, is the beautiful oak panelling in the entrance hall with period fireplace originally all from Streatlam Castle. The property was further renovated and extended in 2003. The property stands behind high stone walls with gravelled courtyard and stunning gardens with Gill Beck running through.





### Externally

To the rear of the property is a truly stunning south facing garden mainly laid to lawn with fence and high hedge boundaries with well established trees. The garden is mature and well stocked with patio area, raised beds, greenhouse, apple trees and fruit bushes. At the end of the garden there is a small bridge over Gill Beck with seating area looking back across the garden towards the property.

### Garage and Driveway

To the front of the property is a garage and gravelled driveway providing off-street parking with gated access.

### Services

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

### Tenure, Local Authority & Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded E.

### Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

### 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.

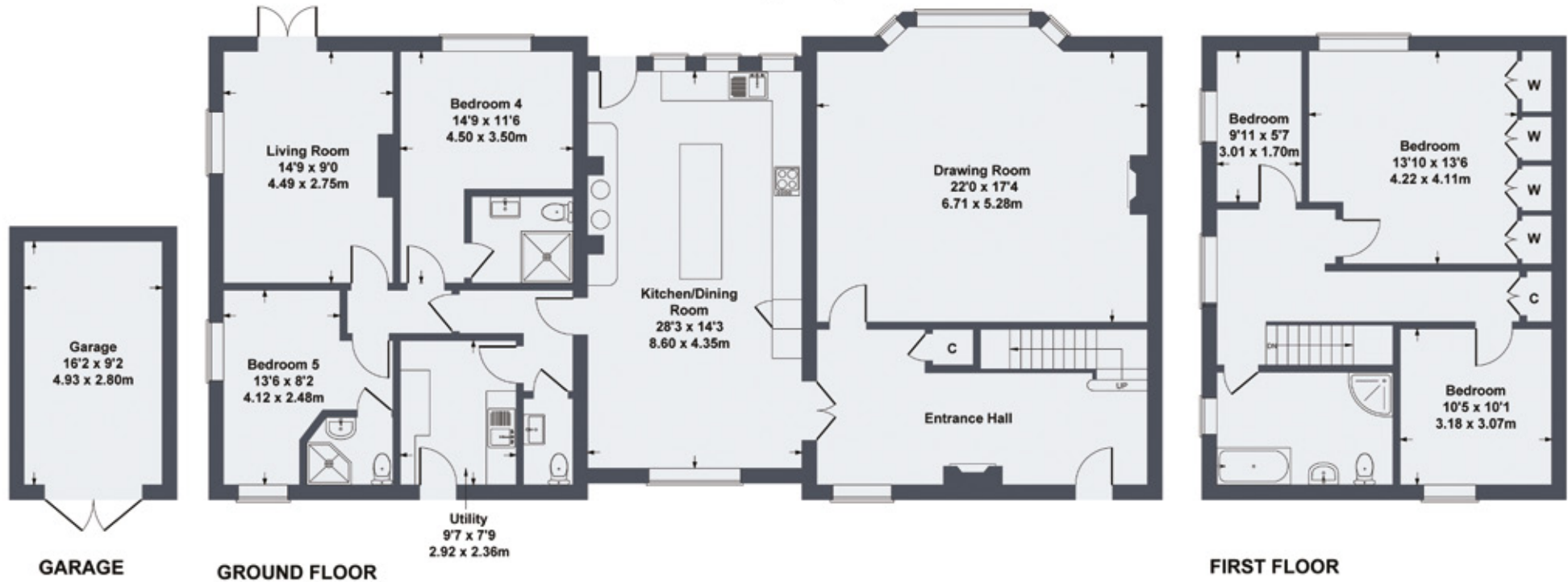
### Viewings

Strictly by appointment via GSC Grays.



# Low Startforth Hall East, 1 Boldron Lane, Startforth

Approximate Gross Internal Area  
2540 sq ft - 236 sq m

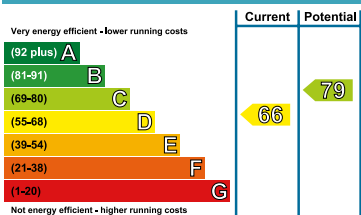


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2024

### Energy Efficiency Rating



### DISCLAIMER NOTICE:

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

1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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.

Particulars written: May 2026

Photographs taken: May 2026