



# EAST HOUSE

Startforth, Barnard Castle, County Durham



# EAST HOUSE

HIGH LENDINGS, STARTFORTH, BARNARD CASTLE,  
COUNTY DURHAM, DL12 9AD

AN IMMACULATELY PRESENTED FOUR BEDROOM VICTORIAN PROPERTY COMBINING ORIGINAL FEATURES WITH MODERN FINISH AND OCCUPYING AN ENVIABLE ELEVATED POSITION WITH SPECTACULAR VIEWS OVER BARNARD CASTLE ALONG WITH A STONE BUILT DETACHED TWO BEDROOM COACH HOUSE. EXTERNALLY, EAST HOUSE ENJOYS STUNNING WELL STOCKED GARDENS, ENCLOSED PATIO AREA, DOUBLE GARAGE AND APPROXIMATELY 1 ACRE OF LAND WITH STABLE.

## East House

Entrance Porch • Entrance Hall • Sitting Room • Drawing Room  
Living/Dining Room • Conservatory • Kitchen • Utility Room • Cloakroom/WC  
Cellar • Master Bedroom with En-Suite • Guest Bedroom with En-Suite  
Two Further Bedrooms • House Bathroom • Separate WC.

## Coach House

Entrance Hall • Lounge • Dining Room  
Kitchen • Two Bedrooms • House Bathroom

## Externally

Mature Gardens • Summer House • Patio Area • Vegetable Plot  
Double Garage • Off-Road Parking • Approximately 1 acre of Land • Stable



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### Situation

Bishop Auckland 15 miles, Darlington 17 miles, Durham 25 miles, Newcastle upon Tyne 42 miles, A1(M) 15 miles. Please note all distances are approximate. Situated in an enviable and elevated position, within easy access to the centre of the historic market town of Barnard Castle. East House provides excellent access to the amenities within the market 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 provides an ideal base for which to explore the Yorkshire Dales, Teesdale and the North Yorkshire Moors which all provide a picturesque landscape for walking and other outdoor activities.

Educational opportunities (both comprehensive and private, can be found in Barnard Castle, Richmond and Darlington). Numerous golf courses can be found in the area with courses in Bishop Auckland, Barnard Castle, Durham, Darlington and Hexham. For horse race enthusiasts there are race courses in Newcastle, Sedgfield, York and Hexham. Motorsport at Croft, Durham County Cricket Club hosts both international and national matches. Local theatres include Richmond, Darlington and Durham.



### Description

East House is a spacious and well finished stone built Victorian property which occupies a plot of approximately 1.8 acres on an enviable and elevated position, providing spectacular and far reaching views over Barnard Castle and countryside beyond.

This characterful four bedroom property along with a two bedroom detached Coach House sit within a generous plot and are complemented by a garage and approximately 1 acre of grassland divided into two similar size paddocks with a timber stable and well stocked gardens.

## Accommodation

### Ground Floor

With hardwood entrance door to front elevation opening into an entrance porch with original tiled floor leading into a welcoming reception hall with coving to ceiling, picture rail, dado rail and staircase to first floor. Accessed off the reception hall are the properties three principal reception rooms. The sitting room offers superb views over Barnard Castle from its sash window and also benefits from wooden flooring and open grate fireplace. The drawing room has dual aspect windows to front and side elevations again with views over Barnard Castle and superb views of the property's garden. The living/dining room is a double reception space with bay window to side elevation with window seat, ornate coving, wall light points, open fireplace with inset cast iron fire and glazed double doors to conservatory. This substantial conservatory with tiled floor offers a pleasant dining area and wonderful view over the garden and patio area. The kitchen includes a matching range of wall and base units incorporating rolled edge worksurfaces with 11/2 bowl sink unit, fireplace with inset Aga, integrated dishwasher, microwave, walk-in hidden pantry, inset ceiling spotlights, tiled floor and door leading through to a utility room. The utility room includes a matching range of units incorporating a gas hob, electric oven, space and plumbing for washing machine and space for American style fridge freezer.

### First Floor

The property's four bedrooms are accessed off a first floor landing with two sash windows to side elevation, coving to ceiling, dado rail, picture rail and wall light points. The master bedroom benefits from dual aspect sash windows to front and side elevations. Cast iron feature fireplace with marble surround, coving to ceiling and open doorway to a five piece en-suite. The en-suite comprises a panelled bath, walk-in shower cubicle, low level WC, two wash hand basins and a range of fitted wardrobes and draw units. The guest bedroom benefits from far reaching views over Barnard Castle with window to front elevation and en-suite bathroom. East House has two further bedrooms, both with sash windows and a further house bathroom and separate WC.





### **Coach House Accommodation**

This two bedroom detached former Coach House offers the purchaser the ability to accommodate a family member or to generate rental income. The accommodation comprises entrance hall with doors to sitting room and a dining room with open archway leading to fitted kitchen. To the first floor of the Coach House there are two bedrooms and a modern house bathroom.

### **Externally**

East House is set within its own grounds with beautifully maintained and mature gardens, patio area and driveway providing off-street parking for several vehicles, double garage, stable and approximately 1 acre of fenced paddocks.

### **Garden**

A well stocked and well maintained garden with wall and fenced boundaries mainly laid to lawn with planted borders, mature trees, large pond, summerhouse, greenhouse, vegetable patch and patio area.

### **Patio Area**

Directly to the rear of the property is a mature patio area with both paved and gravelled areas, sunken garden, planted borders, walled boundaries and two useful outbuildings. Please note, the property historically had an outdoor swimming pool and has since been converted into a sunken garden.

### **Garage**

Double garage with up and over doors.

### **Land**

Approximately 1 acre of grassland backing off East House which has been divided into similar sized grass paddocks.

Stable Set on the land is a timber built single stable and store.

### **Tenure**

The property is offered freehold with vacant possession upon completion.

### **Local Authority**

Durham County Council - T: 03000 26 00 00.



### **Council Tax**

East House - Band G

Coach House - Band B

### **Services**

Mains electricity, water and drainage. Gas fired central heating.

### **Wayleaves, Easements & Rights of Way**

East House is sold subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

### **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.



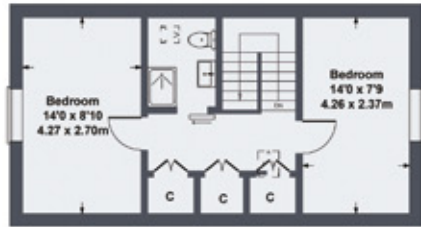
# East House, The Lendings, Barnard Castle

Approximate Gross Internal Area  
4553 sq ft - 423 sq m

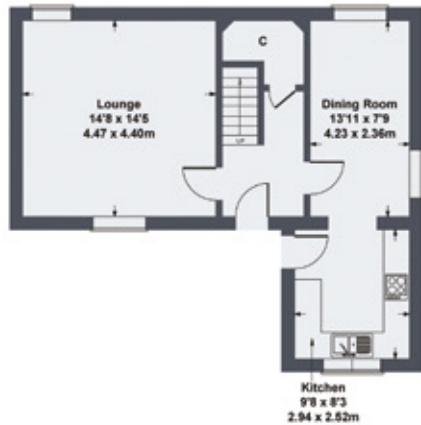
## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

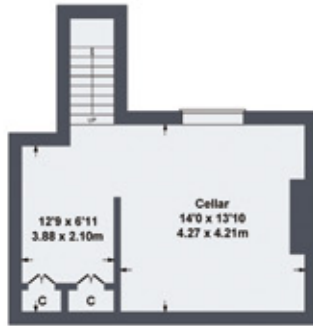
Produced by Potterplans Ltd. 2026



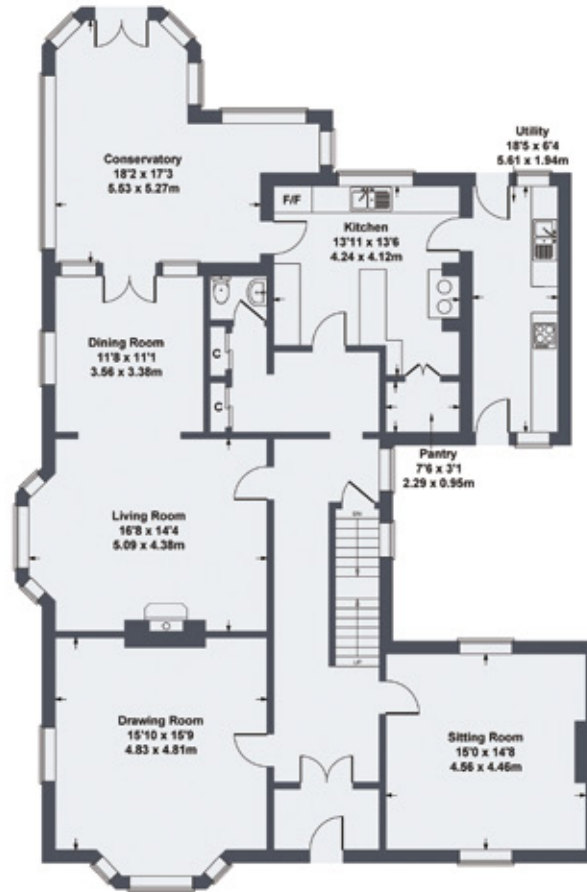
COACH HOUSE FIRST FLOOR



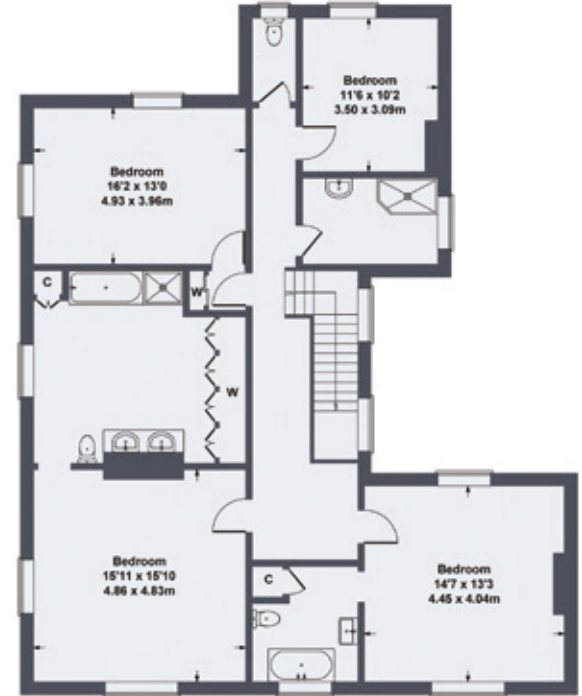
COACH HOUSE GROUND FLOOR



CELLAR

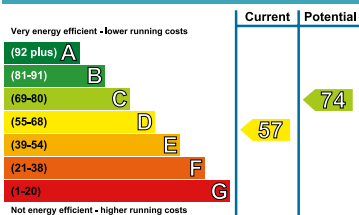


GROUND FLOOR

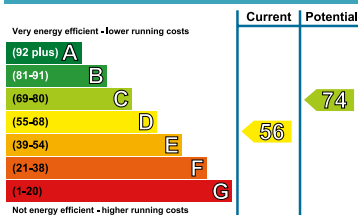


FIRST FLOOR

### Energy Efficiency Rating



### Energy Efficiency Rating - Coach House



### 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: June 2026

Photographs taken: June 2026