82F GALGATE

Barnard Castle, County Durham DL12 8BJ

GSC GRAYS

PROPERTY • ESTATES • LAND

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Barnard Castle, County Durham DL12 8BJ

We are delighted to offer this two bedroom new style period cottage situated in the heart of the highly sought after market town of Barnard Castle. The property is currently run as a successful holiday let and is offered with no onward chain.

GSC GRAYS

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GSCGRAYS.CO.UK

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.

Accommodation

The accommodation briefly comprises entrance hall, living room, dining kitchen, two double bedrooms both with en-suite shower rooms. To the exterior of the property there is a garage.

Ground Floor

With entrance door to front elevation, staircase to first floor, open to both living room and dining kitchen. The living room has dual aspect double glazed windows to front and side elevations. The dining kitchen includes a matching range of wall and base units incorporated Beech block worktop, built-in electric hob, oven and extractor hob, integrated dishwasher and personal door to garage.

First Floor

The first floor landing has a large window to front elevation and doors to both bedrooms. Both bedrooms are double rooms with en-suite shower rooms comprising step-in shower cubicle, wash hand basin and low level WC.

Externally

Garage

With power, wall mounted central heating boiler and timber double doors.

Holiday Let

Currently used as a holiday let, income information is available upon request.

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.
Business rates are applicable

Particulars

Particulars written in March 2025.
Photographs taken in March 2025.

Conditions of Sale – Anti-Money Laundering

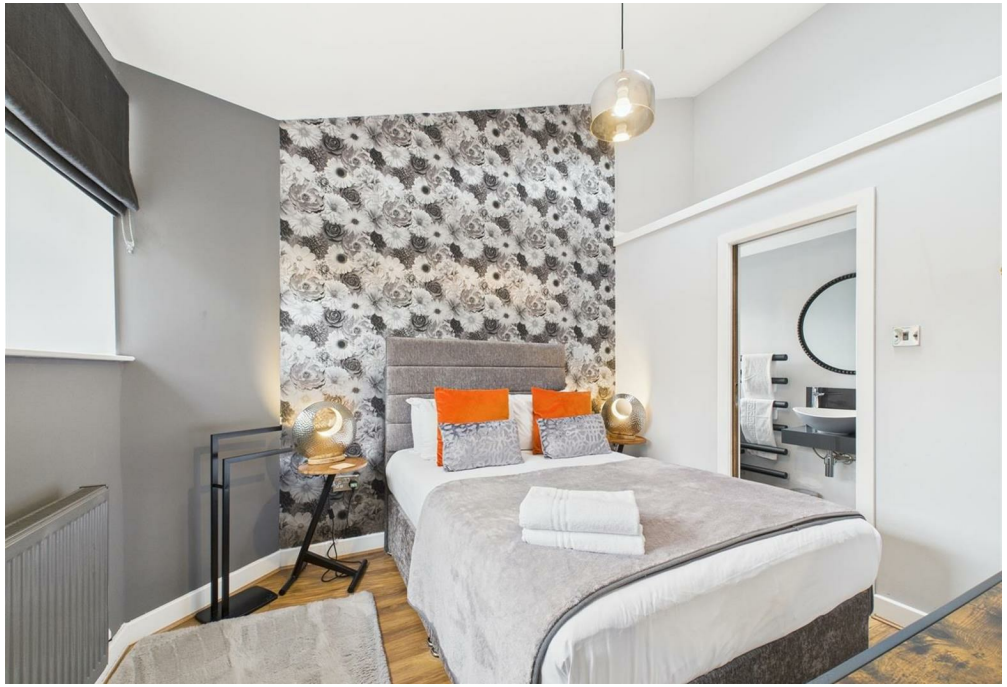
Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity.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

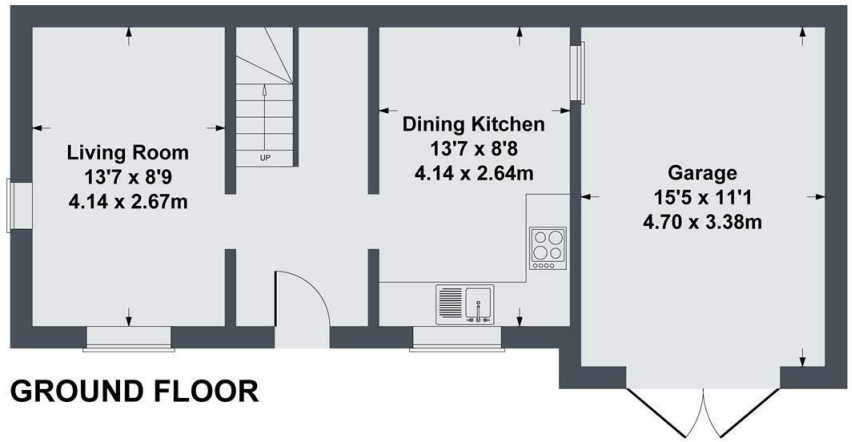
what3words

brand.shapeless.digestion

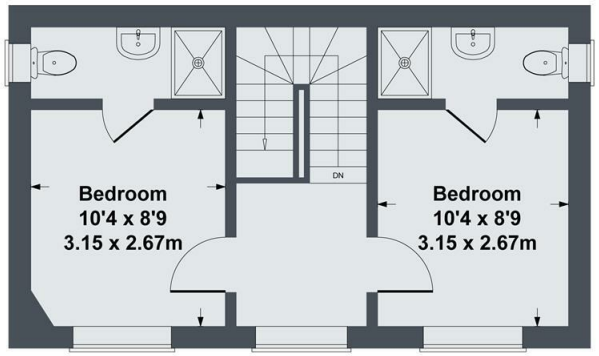


82F Galgate, Barenard Castle

Approximate Gross Internal Area
841 sq ft - 78 sq m



GROUND FLOOR

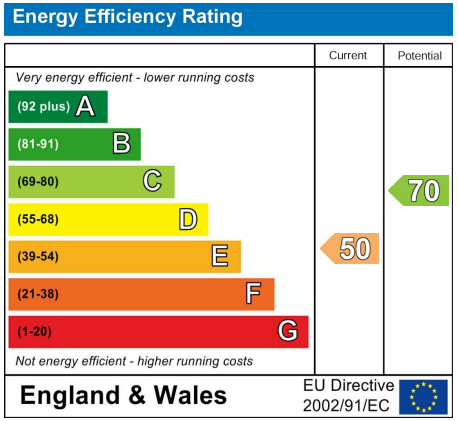


FIRST FLOOR

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

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.