



7A RABY AVENUE

Barnard Castle, County Durham DL12 8AJ



GSC GRAYS

PROPERTY • ESTATES • LAND

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# 7A RABY AVENUE

Barnard Castle, County Durham DL12 8AJ

Situated in the sought-after location of Raby Avenue, Barnard Castle, this stunning semi-detached Edwardian townhouse offers a perfect blend of period charm and modern family living. With its stone-built façade and delightful period features, this four-bedroom home is a true gem.

- \* Sought after location
- \* Easy access to town centre
- \* Edwardian town house
  - \* Superb views
  - \* Four bedrooms
  - \* Period features
- \* Two reception rooms
  - \* Garden
  - \* 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

This stunning semi-detached Edwardian townhouse offers a perfect blend of period charm and modern family living. With its stone-built façade and delightful period features, this four-bedroom home is a true gem.

Upon entering, you are welcomed into two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The generous layout provides ample space for relaxation and social gatherings, making it a perfect setting for family life. One of the standout features of this property is the stunning views that can be enjoyed from various vantage points within the house.

Outside, the property offers lovely gardens and off-street parking to the rear, providing both practicality and a serene outdoor space for relaxation or play.

This semi-detached family home is not just a house; it is a place where memories can be made, set in a charming neighbourhood that is sure to impress. With its combination of period elegance and modern amenities, this property is an exceptional opportunity for those seeking a family home in Barnard Castle.

Accommodation

Ground Floor

With entrance door to entrance hall with staircase to first floor and doors to living room and dining room. The living room has a beautiful bay window with lovely views, fireplace with inset living flame gas fire, coving to ceiling and ceiling rose. The dining room has a living flame fireplace with cast iron inset, window to side elevation and door to kitchen. The kitchen includes a matching range of wall and base units incorporating stainless steel sink unit, extractor, electric oven, gas hob, integral dishwasher and fridge/freezer with tiled floor and door to conservatory. The conservatory is a useful space with tiled floor overlooking the rear with door to cloakroom/wc.

First Floor

With built-in storage cupboard and panelled staircase to second floor. The master bedroom has dual aspect and beautiful views over the countryside and beyond. The second bedroom has a window to side elevation and built-in wardrobe. The house bathroom comprises a large step-in shower cubicle, bidet, corner bath, pedestal wash hand basin and low level WC with window to rear elevation.

Second Floor

With landing and doors to two bedrooms and access to loft storage area.

Externally

Front Garden

With gated access and pathway to entrance, side gate to rear, with wall and hedged boundaries, planted borders providing an easy maintenance garden.

Rear Garden

Enclosed rear block paved courtyard garden with decked area, timber built shed and store with remote double gates to rear.

Parking

Via gated access to rear providing off-street parking for up to three vehicles.

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.



## 7a Raby Avenue, Barnard Castle

Approximate Gross Internal Area  
1798 sq ft - 167 sq m



GROUND FLOOR

FIRST FLOOR

SECOND 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. 2026

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</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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