



**Bridge End, Barnard Castle, County Durham, DL12 9BE**

**£299,950**

A charming and well located Grade II listed 3 bed period property with delightful gardens, views and parking. Owned by the current family for nearly 100 years this is a rare opportunity. This well proportioned (approx. 1,100sqft) provides a superb lifestyle home.



**SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES**

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this most charming 3 bedroom, Grade II listed period property. This much loved and well-maintained property is superbly positioned to enjoy views towards the River Tees and the Castle, and is just a short stroll from the centre of Barnard Castle. Features include: panelled doors, sash windows, feature fireplace, plentiful natural daylight, central heating, stylish and tasteful fixtures, excellent gardens and plentiful parking. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, space, layout, quality, charm, character, gardens, lifestyle and value.

## PROPERTY SUMMARY

The accommodation includes a breakfast kitchen, lounge, cloakroom, 3 bedrooms and bathroom. Externally there are delightful mature gardens and plentiful space for parking.

## LOCATION

The property is conveniently situated in this desirable location, just a short distance from Barnard Castle's vibrant town centre. There is a rich and abundant selection of amenities in the town, including hotels, medical facilities, pubs, restaurants, shops, well regarded schooling and recreational facilities. Popular with residents and tourists the area is an ideal base for those keen to explore the beautiful surrounding countryside and attractions such as High Force waterfall, The Bowes Museum and the nearby castle ruins. The A1 and A66 are easily accessible, making the area a popular choice for commuters.

## DIRECTIONS

Sat Nav location: DL12 9BE.

## GROUND FLOOR

**Lounge** 20' 9" x 10' 6" (6.32m x 3.20m) max overall.

**Kitchen** 12' 5" x 11' 7" (3.78m x 3.53m) max.

## FIRST FLOOR

**Bedroom 1** 13' 0" x 11' 5" (3.96m x 3.48m)

**Bathroom** 11' 11" x 8' 0" (3.63m x 2.44m)



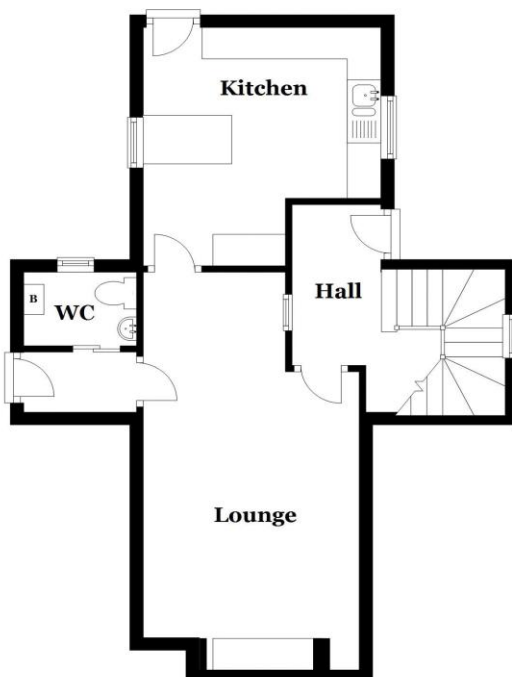
## SECOND FLOOR

**Bedroom 2** 11' 10" x 11' 3" (3.60m x 3.43m) max.

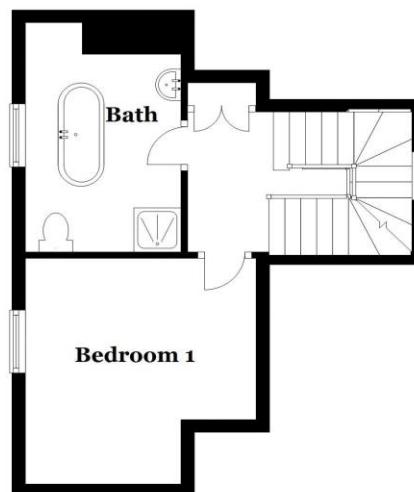
**Bedroom 3** 12' 7" x 7' 7" (3.83m x 2.31m) max.



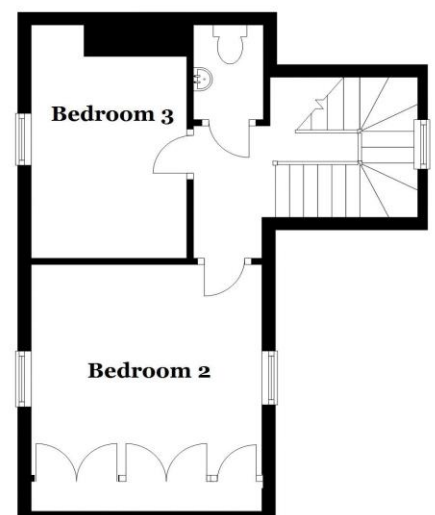
**Ground Floor**



**First Floor**



**Second Floor**





## OUTSIDE

The property boasts a range of attractive garden areas, including lawns, borders, seating areas, a greenhouse and garden store. There is also ample parking on the gravelled side courtyard.

## AGENT'S NOTES

Plot outline images are for general and approximate identification purposes only.

## PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

## Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.

**Council Tax Band:** TBC.

These details were prepared / amended on: 11/04/2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### AGENT'S STANDARD DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

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