



GSC GRAYS

PROPERTY • ESTATES • LAND



Baliol House, 60 & 62 Galgate

Barnard Castle, County Durham, DL12 8BJ

Guide Price £350,000



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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.

Description

A handsome, double fronted property situated within the heart of the sought after town of Barnard Castle. This Grade II Listed property is steeped in character offering versatile accommodation with the opportunity to run a lifestyle business, having previously operated as a successful bed and breakfast. The property has been well maintained by the current owners and has flexible accommodation over three floors including; two reception rooms, breakfast kitchen, utility room, two cellars, one of which is currently used as a playroom (previously bedroom five), as well as a ground floor shower room. To the first floor there are four bedrooms, three of which are en-suite and can be accessed by two staircases. To the rear of the property there is a walled courtyard garden providing space to house pots and planters, as well as a seating area. Having previously been converted from two properties, Baliol House offers the new owner an array of possibilities, with the added benefit of only being a short walk from the Market Place and the variety of amenities on offer.

Accommodation

Solid front door leads into the entrance porch.

Entrance Porch

Stairs leading to the first floor and a door to the dining room.

Dining Room

With a bay window to the front, cornicing detail and ceiling rose, electric effect fire with wooden surround and granite hearth, opening leading into the kitchen. Radiator.

Kitchen

With a range of wall and base units with white frontage and solid wood work surfaces. Four ring gas hob, space for a dishwasher, stainless steel sink unit with mixer tap and drainer, tiled splashbacks, two windows to the rear and side and door leading to the rear courtyard garden. An opening leads into the inner hallway and there is another opening with a staircase leading down to the main cellar. Radiator.

Cellar/ Playroom/ Study

The main cellar has stairs leading from the kitchen with a window to the front and is tanked. Radiator. This room is currently used as a play room but has been previously used as a bedroom and has the flexibility to be a study or an additional reception room.

Inner Hallway

With doors to the sitting room, utility and a door to the second cellar.

Sitting Room

With a bay window to the front, cornicing detail, alcove with shelving, electric feature fireplace and a built-in area for the television. Doors leading to the inner hallway and the secondary hallway.

Utility

With a range of base units and storage with wooden frontage and white work surface, a Belfast inset sink with mixer tap, window overlooking the rear courtyard, feature period window into the cellar staircase and a door leading to the rear courtyard. Plumbing for a washing machine and electric heater.

Second Entrance Hallway

This has a second front door which leads into a separate entrance hallway. There is an alcove providing a cloakroom/hanging space and shelving, a stained glass door, stairs to the first floor, doors leading to the sitting room and ground floor shower room.

Ground Floor Shower Room

Fitted with a white suite comprising a step-in shower, low level WC, pedestal wash hand basin. Tiled walls, window to the rear and extractor fan.

Second Cellar

This cellar is accessed from the inner hallway and is currently used for storage.

First Floor

Stairs lead up to the first floor landing with doors to the master bedroom, bedrooms two and three.

Master Bedroom

A double bedroom with a bay window to the front, a good range of bespoke fitted wardrobes. Picture rail and door to the en-suite shower room. Radiator.

En-suite Shower Room

A white suite comprising a step-in double shower, low level WC, pedestal wash hand basin, extractor fan and tiled walls.

Bedroom Two

A double bedroom with an en-suite shower room and window to the rear. Doors leading to the first and second landing. Radiator.

En-suite

Comprising double step-in shower with a low level WC and pedestal wash hand basin. Tiled walls, radiator. Window to the side and extractor fan.

Bedroom Three

A double bedroom with two windows overlooking the rear courtyard, picture rail. A raised storage cupboard with built-in ladder leading up to the loft and a radiator.

Bedroom Four

A double bedroom with bay window to the front. Picture rail, storage cupboard and radiator. Door leading into the en-suite shower room. Alcove.

En-suite Shower Room

Corner step-in shower, pedestal wash hand basin and low level WC.

Secondary Landing

With a window to the side, stairs leading down to the entrance porch and doors into bedrooms two and four.

Externally

To the rear of the property there is an enclosed walled garden which is mainly paved. There is a sheltered seating area and a raised flower bed, greenhouse and a door providing access to Baliol Street.

Services and Other Information

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

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.
The property is banded D.

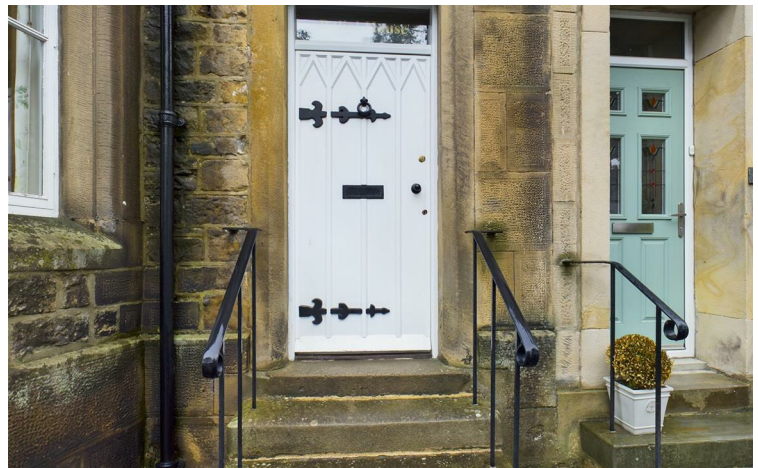
Particulars & Photographs

The particulars were written and the photographs taken in October 2021.

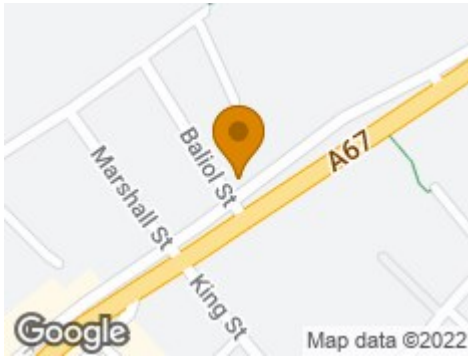
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Road Map



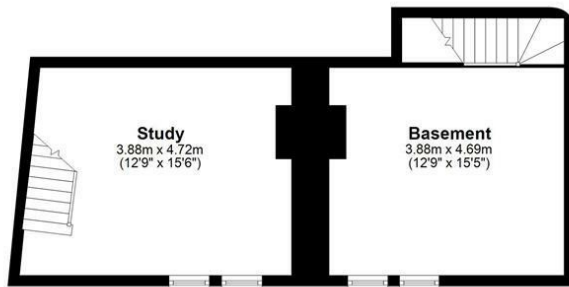
Hybrid Map



Terrain Map

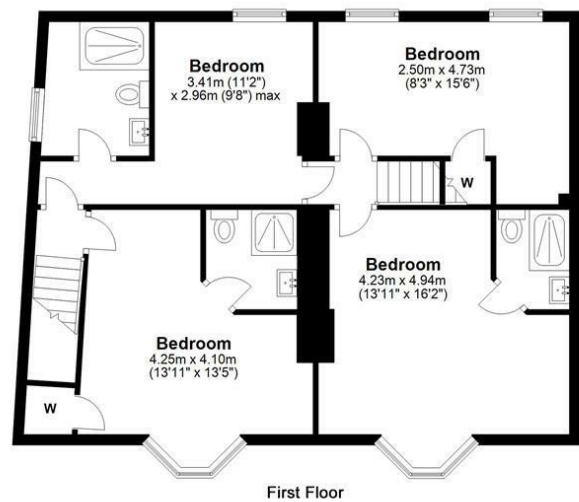
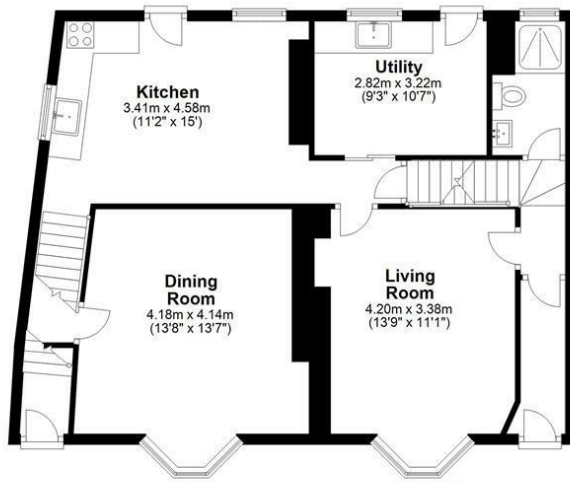


Floor Plan



Baliol House Barnard Castle

Total area: approx. 195.5 sq. metres (2104.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is not drawn to scale and is for illustrative purposes only & should be used as such by any prospective purchaser. Created especially for GSC Grays by Vue3sixty Ltd

Viewing

Please contact our Barnard Castle Office on 01833 637000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph