



GSC GRAYS

PROPERTY • ESTATES • LAND



Wanwood House, 1 John Street

Barnard Castle, County Durham, DL12 8EU

Guide Price £462,000



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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, deceptively spacious stone built family home, situated in the heart of the popular town of Barnard Castle. Tucked just off Galgate, which leads into the main market town and close to all the amenities on offer lies this attractive and spacious family home. This super property benefits from generous accommodation throughout, including several reception rooms, a breakfast kitchen and ground floor WC, as well as three bedrooms, two of which are doubles and a superbly house bathroom. The Master bedroom sits on the second floor which offers a great, spacious room and fantastic far reaching views across Barnard Castle roof tops and the countryside beyond. This well maintained family home also offers an abundance of character features, including; bay window, cornicing details, ceiling roses, solid timber doors, period fireplaces, period spindle staircase and walled gardens to name a few. Externally, Wanwood House also has the added benefit of a front garden with wrought iron fenced boundaries, setting the property back from the road, as well as courtyard and lawned gardens to the rear and a spacious garage.

Accommodation

A partially glazed front door leads into the entrance hallway.

Entrance Hallway

A partially glazed, period archway, cornicing detail. Spindle staircase to the first floor with a storage cupboard under the stairs, doors leading to the sitting room, dining room and reading room/office. Wood effect flooring.

Sitting Room

With a bay with sash windows overlooking the front garden. Wood burning stove with tiled hearth and oak surround, a period style radiator, cornicing detail, ceiling rose and picture rail.

Dining Room

Window overlooking the rear garden, open fire with grate and brick surround and hearth, cornicing detail and ceiling rose. Radiator.

Reading Room/Office

With a window to the side and doors leading into the morning room and ground floor WC.

Ground Floor WC

Fitted with a low level WC and wall mounted wash hand basin, tiled splashback. Window to the side.

Morning Room

With a step-down into the room. Patio doors leading out to the side courtyard, fitted storage cupboard, exposed stone surround (previously a fireplace). Radiator. From here there is archway which leads into the breakfast kitchen.

Breakfast Kitchen

With a good range of wall and base units with oak frontage and granite effect work surfaces. A Rangemaster cooker with five gas ring hob and a Rangemaster extractor hood, space for an American fridge freezer, space for washing machine and tumble dryer and dishwasher, one and a half sink unit with mixer tap and drainer, tiled splashbacks. A dual aspect with windows to the rear and side, a door leading out to the rear garden. Two period style radiators. Cupboard housing the recently fitted Worcester boiler.

First Floor

There is a half landing with steps leading up to the bathroom and separate WC and an additional staircase leading to the three bedrooms to the first floor.

Bathroom

With a substantial step-in shower, double pedestal wash hand basins and a free standing bath with shower head attachment. Two windows to the rear. Extractor fan, tiled flooring and a period style radiator. Partially wood panelled walls.

Separate WC

With a low level WC, wall mounted wash hand basin and frosted glazed window to the side.

Main Landing

With a staircase leading to the master bedroom, doors leading to the three bedrooms. Radiator.

Bedroom Two

A double bedroom with a window over looking the rear garden, fitted Barker and Stone House sliding double wardrobe. Radiator.

Bedroom Three

A double bedroom with a sash window to the front, feature cast iron fireplace and radiator.

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Bedroom Four

A single bedroom with a sash window to the front. Radiator.

Master Bedroom

Situated on the second floor and is a double bedroom with four Velux windows to the rear providing superb views and two Velux windows to the front. Three eaves storage cupboards and two radiators.

Externally

To the front of the property there are stone pillars, a wrought iron gate and a pathway leading up to the front door. A low stone walls to the front and side, partially iron railed and there is a well stocked flower bed to the front of the property.

To the rear of the property the garden is mainly laid to lawn with a flower border and a substantial courtyard area ideal for alfresco dining, sitting adjacent to the patio doors leading from the morning room. There are walled boundaries, a pedestrian access to the side lane and a pedestrian door leading into the double garage.

Double Garage

There is a shared lane to the side of the property, providing access to the rear and the garage. With an up and over door, light and power connected and large roof top storage area.

Tenure

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

Services and Other Information

Mains electricity, gas, drainage and water and is served by gas fired central heating. The property also benefits from a full 16 panel - 4 KW solar power array.

Local Authority and Council Tax Band

Durham County Council Tel: 03000 26 00 00.

The property is banded D.

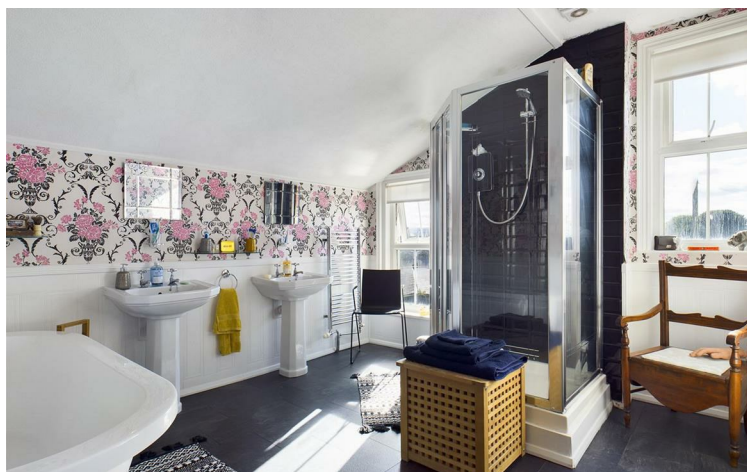
Particulars & Photographs

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

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Road Map



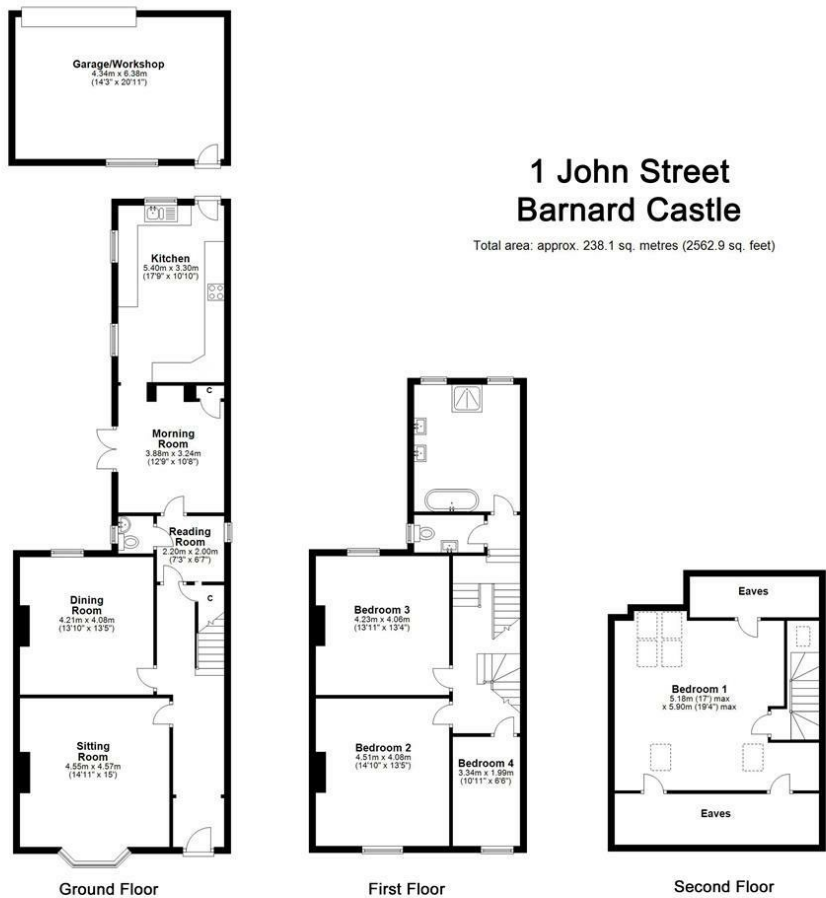
Hybrid Map



Terrain Map



Floor Plan



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

