



## listing



### Info Agente

Nombre:	Tony Dobbins
Nombre:	Anthony Jones
empresa:	Properties
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Experience since:	
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Specialties:	
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	GBP 200,000

### Ubicación

País:	Reino Unido
Publicado:	04/04/2025

#### Descripción:

This terraced three-bedroom property, is a classic Barnard Castle house from a bygone era, with many original features preserved inside and out.

As soon as you lay eyes on the front elevation, its curb appeal will inspire. As one walks through the door, the words, "cosy and characterful", immediately spring to mind.

The reception rooms are a good size, bearing in mind it is a family home. The lounge can accommodate large settees and benefits from a large multi-fuel stove - perfect for comfy evenings in with your loved ones. The dining room leads straight from a fully-fitted kitchen, and, being south-facing, benefits from morning sunshine and is bathed in light.

An inviting hallway leads to a conservatory of considerable charm, where informal dining and soirees, drinks parties and barbeques could be beautifully accommodated.

The conservatory leads the eye out to a rear patio which then takes us down a heavenly, walled and lawned garden, full of mature plants and shrubs. A delightful adventure invites all the way to the very bottom, where one can finally stand and enjoy a further view of fields and moorside. From here we are reminded that Barnard Castle sits just on the edge of an AONB (Area of Outstanding Natural Beauty),



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where one finds oneself amongst rich countryside, with plenty of mature woods and interesting walks, all teaming with wildlife, including some rare species.

The property has three very large bedrooms which all easily accommodate a double bed and plenty of storage. The bathroom has a shower and beautiful bath, itself a haven for nights of relaxation.

The house is a short, walkable distance from the epicentre of Barnard Castle, close to all amenities. Within this famous historic market town, you will find a range of artisan and mainstream shops which will enthral and satisfy you on practical and creative levels simultaneously.

The property lies about 500 metres from The Bowes Museum, and a mile from a 12th-century Premonstratensian abbey. The centre of the town is framed by the famous castle from where the town gets its name. In short there is a lot to see in terms of diverse, beautiful architecture, and a lot to learn historically with in this famous market town. It is also a thriving community with many social outlets. To mention just a few, there is Teesdale Operatic Society, The Castle Players, The Golf Club, Athletics Club and U3a. There is an absolute flood of excellent primary and secondary schools to support buyers with growing families making it a prime area to invest.

It is completely possible to commute frequently; mainline rail to London Kings Cross starts only 25 minutes away from this property in Darlington, and similarly it takes just 15 minutes in the car to reach the A1 at Scotch Corner.

Immediate 'exchange of contracts' available

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.



In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

#### **Común**

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	129 m2

#### **Lease terms**

Date Available:



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**Contact information**

IMLIX ID:

RS1919

