



## listing



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	GBP 220,000

#### Location

Pays:	Royaume-Uni
Soumis:	23/12/2025

#### Description:

From the outset, this beautiful Georgian Grade 2-listed property looks to have great presence and style. The house has fantastic kerb appeal with its beautiful bay windows and Georgian façade. Inside these bay windows are a number of beautiful window seats from which to watch the world go by. Situated within Galgate, one of Barnard Castle's most sought-after residential locations, this townhouse offers a rare blend of period character, modern comfort and a well-organised lifestyle. It would suit young professionals, a retired couple or even a first time buyer. Equally this property is an excellent investment opportunity, is equipped with new fire doors of solid oak, and is ready to be rented out.

118 Galgate is different to some high quality properties in that it has no garden space but does have a designated external dustbin area. Having no garden could be a distinct advantage either as a low maintenance rental or, if privately owned, it simplifies its upkeep. The property is also very close to beautiful parkland and the castle itself, and therefore, getting out into an open space, is easy.

Arranged across three floors, the home has been thoughtfully updated, while retaining its original charm, creating a welcoming space designed for everyday living.

From the moment you step inside, the quality and attention to detail are immediately apparent. Inset lighting, prime materials and tasteful décor bring forth a warm high quality finish. Feature fireplaces, that



run throughout the property, add character and a sense of heritage that complements the Georgian architecture.

The living room provides a comfortable retreat, with soft carpeting underfoot, and an electric faux fire delivers a delightful focal point. It's a space that's perfectly suited to relaxed evenings and weekend downtime.

Leading through to the second reception room - the kitchen/dining room - this feels very much like the heart of the home. A log burner creates a welcoming atmosphere in which to dine, while the proportions of the room allow it to be adapted into a space within which you can entertain.

To the rear, the new fitted kitchen has been designed with practicality in mind, is a joy to work in and boasts a very attractive, contemporary finish. With a range of wall and base units, and its serene colour scheme, an AEG induction hob, electric oven and wood flooring, it offers an inviting and functional space in which to cook. From here, access leads into a useful utility room, keeping laundry and household tasks neatly tucked away.

The first floor offers two well-proportioned double bedrooms, both positioned to the front of the property which is south-facing. These offer a range of purposes, including office space or guest accommodation. The 'family' bathroom is also located on the first floor. Very pleasing to the eye, it is fitted with a contemporary bath and an over-the-bath shower arrangement.

The top floor provides a wonderful sense of privacy, making it ideal as a principal bedroom or an office/studio retreat. This third bedroom benefits from built-in wardrobes and is complemented by a second bathroom with a shower.

Galgate remains a particularly popular location, thanks to its excellent access to everyday amenities. Within a few hundred paces it is possible to buy freshly-baked bread and to stock up at general food shops and delicatessens. Meet friends at weekends at the numerous cafes and coffee shops, or visit gift shops and antique shops. The substantial doctors' surgery is 5 minutes walk away and this surgery is supported by a range of hospitals, covering all manner of NHS services.

The town and community are extremely vibrant and there is plenty to get involved in. From a sports perspective there are a number of clubs including cricket, golf, tennis, athletic, rugby and swimming clubs. From a cultural point of view, it is possible to get involved in the arts, music and drama. "The Bowes" is Barnard Castle's own Victorian purpose-built Museum which is stashed full of art work and antiquities. It is set in superb gardens, themselves a joy to either walk or run in. Within these gardens lies the tennis club, and The Bowls Club. There is the Community Choir, The Choral Society and the Teesdale Operatic Society in which to practice singing, and if you would like to try your hand at treading the boards, look no further than The Castle Players, the amateur dramatics group who produce a number of plays throughout the year. In the town hall, known as The Witham, there is ample theatre space for all manner of productions, alongside a range of gift and art shops.

Meanwhile, Barnard Castle's historic town centre, and riverside paths are set close to an Area Of Outstanding Natural Beauty.



The property sits on the North side of the town, enabling commuters to drive towards major road links and trains, without going through the centre of the town. Darlington provides a mainline railway station with a direct express service to London King's Cross. A new car park near the station, which has CCTV in operation enables train passengers to park up and leave their vehicles in a secure area.

This charming Georgian townhouse presents an ideal opportunity for those seeking character and an easy lifestyle in one of Barnard Castle's most desirable addresses. There is ample on-street parking and large under-the-eaves storage to be found at this property. This is a home that has been carefully refurbished and is ready to be enjoyed by its next owners. **CALL NOW TO VIEW.**

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	104 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: RS2409

