

40 NEWGATE

Barnard Castle, DL12 8NJ

GSC GRAYS

PROPERTY • ESTATES • LAND

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Situated on Newgate, this superbly presented three-bedroom end-terraced house offers a delightful blend of period features and modern living. Spanning three storeys, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. Available with no onward chain.

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.

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The Property

This superbly presented three-bedroom end-terraced house offers a delightful blend of period features and modern living. Spanning three storeys, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining. With two well-appointed bathrooms, convenience is at the forefront of this home, making it ideal for families or guests.

Currently operating as a successful holiday let, this property presents an excellent investment opportunity, allowing for immediate income generation. Its prime location ensures easy access to the vibrant town centre, where you can explore local shops, cafes, and the rich history that Barnard Castle has to offer.

With no onward chain, this home is ready for you to move in and enjoy. Whether you are seeking a new family residence or a lucrative rental property, this charming terraced house is sure to impress. Don't miss the chance to make this delightful home your own.

Accommodation

Ground Floor

With entrance door to entrance hall and further door to living room. The living room has two large double glazed windows to front elevation, window to side elevation and superb fireplace with inset log burner and open arch leading to dining room. The dining room has window to side elevation, understairs storage cupboard, door to first floor and step to kitchen. The kitchen includes a matching range of wall and base units incorporating rolled edge surfaces with stainless steel sink unit, integral electric oven, gas hob, extractor, dishwasher and wall mounted gas central heating boiler with window to side elevation and door to rear courtyard garden.

First Floor

The first floor landing leads to two bedrooms and a house bathroom and staircase to second floor. The master bedroom boasts two windows to front elevation, feature fireplace and en-suite shower room. There is a second bedroom on the first floor and a house bathroom comprising panelled bath with shower over, pedestal wash hand basin and low level WC.

Second Floor

There is a characterful third bedroom on the second floor with Velux windows to rear elevation and exposed timber beams.

Externally

To the rear of the property there is an enclosed rear courtyard garden with gated access and access to outhouse/store.

Tenure

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

Local Authority and Council Tax

Durham County Council Tel: 03000 26 00 00.

For Council Tax purposes the property is banded (to be confirmed)

Particulars

Particulars written in April 2026.

Photographs taken in April 2026.

Conditions of Sale - Anti-Money Laundering

Should a purchaser(s) have an offer accepted on a property marketed by GSC Grays they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £37.50 plus VAT (£45.00 inc VAT) per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Services and Other Information

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

Agents Note

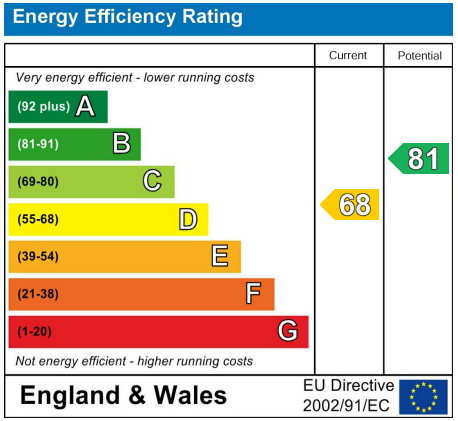
The property is currently run as a successful holiday let. Further information available upon request. The furniture is available by separate negotiation.







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





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6. Please discuss with us any aspects that are important to you prior to travelling to the property.