



Market Place, Barnard Castle, DL12 8ND  
3 Bed - Apartment - Penthouse  
£120,000

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Nestled in the heart of Barnard Castle, this charming Grade II listed penthouse apartment offers a unique opportunity for those seeking a blend of historic character and modern living. With three well-proportioned bedrooms and a spacious reception room, this property is perfect for families or individuals looking for a comfortable home in a vibrant market town.

As you enter, you are greeted by a generous living room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The kitchen is fitted with a range of wall and floor units, complemented by contrasting work surfaces and a breakfast bar, making it a delightful space for culinary pursuits. It features a gas hob with an extractor fan, space for an electric oven, and provisions for under-counter appliances, ensuring functionality meets style. The dining room, which can also serve as a third bedroom, boasts two windows that overlook the historic Market Cross, allowing natural light to flood the space. Ascending to the second floor, you will find two comfortable bedrooms, each with their own unique views, and a well-appointed bathroom complete with an electric shower overhead and fully tiled walls.

This property does require some modernisation, presenting an excellent investment opportunity for those looking to add their personal touch. The gas-fired central heating ensures warmth and comfort throughout the year.

Barnard Castle itself is a picturesque town, rich in history and culture, offering a variety of local amenities including respected schools, delightful cafes, and a selection of antique shops. The Bowes Museum and a nearby golf course further enhance the appeal of this charming location.

In summary, this penthouse apartment is a rare find in a sought-after area, combining historical charm with the potential for modern living. It is an ideal choice for those looking to invest in a property with character in a thriving community.

## FIRST FLOOR

### Landing

### Lounge

16'0" x 13'6" (4.88 x 4.13)

### Bedroom 3/ Dining Room

13'7" x 12'9" (4.16 x 3.91)

### Kitchen

13'5" x 11'9" (4.10 x 3.60)

## SECOND FLOOR

### Bedroom 1

16'8" x 13'6" (5.09 x 4.14)

### Bedroom 2

13'8" x 8'2" (4.17 x 2.50)

### Bathroom

### WC

### EXTERNAL

### AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 16 Mbps, Superfast 75 Mbps

Mobile Signal/Coverage: Poor - Good

Tenure: Leasehold (Terms TBC)

Council Tax: Darlington Council, Band A (£1701 Min)

Energy Rating: TBC

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or authorities. Robinsons cannot accept liability for any information provided.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-91kWh A		
105-91kWh	B		
91-81kWh	C		
81-65kWh	D		
65-55kWh	E		
55-45kWh	F		
45-35kWh	G		
Not energy efficient - higher running costs	1-20kWh		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	105-91kWh A		
105-91kWh	B		
91-81kWh	C		
81-65kWh	D		
65-55kWh	E		
55-45kWh	F		
45-35kWh	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-20kWh		

England & Wales EU Directive 2002/91/EC

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