

Market Place, Barnard Castle, DL12 8ND  
3 Bed - Apartment  
Starting Bid £110,000

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

\*\* For sale via the modern Method of Auction. Starting bids £110,000. Reservation fees apply\*\*

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. I

## 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: 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.

### AUCTIONEERS NOTES

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

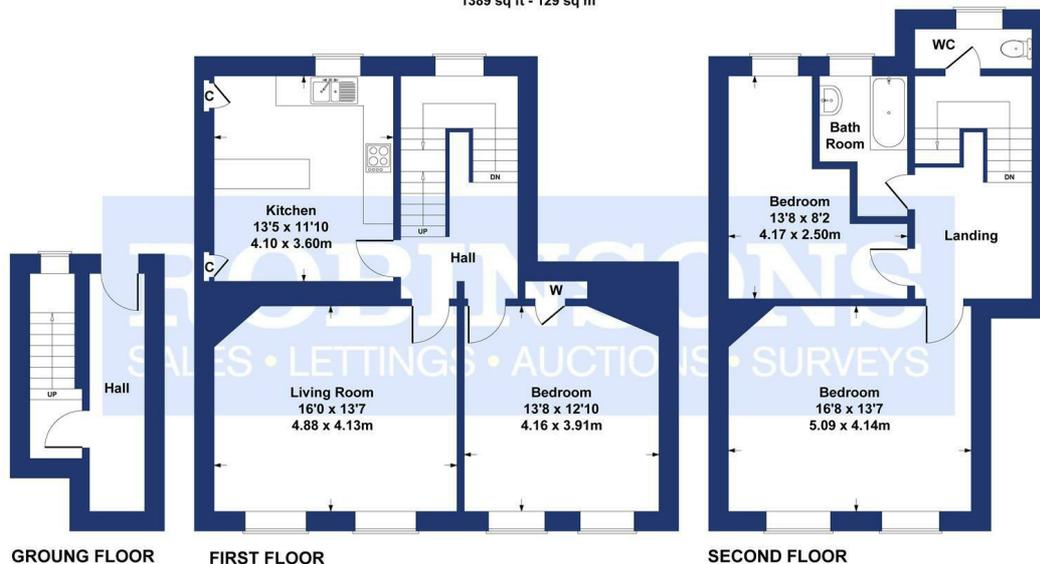
Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

## Market Place Approximate Gross Internal Area 1389 sq ft - 129 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

### DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)  
T: 0191 383 9994 (option1) (Lettings)  
E: info@robinsonsdurham.co.uk

### DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777  
E: info@robinsonsdurham.co.uk

### CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000  
E: info@robinsonscs.co.uk

### BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111  
E: info@robinsonsbishop.co.uk

### CROOK

Royal Corner  
DL15 9UA

T: 01388 763477  
E: info@robinsonscrook.co.uk

### SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444  
E: info@robinsonsspenny Moor.co.uk

### SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777  
E: info@robinsonssedgefield.co.uk

### WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444  
E: info@robinsonswyny ard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS

120 Newgate Street, Bishop Auckland, DL14 7EH | Tel: 01388 458111 | info@robinsonsbishop.co.uk  
www.robinsonsestateagents.co.uk