

FLAT 2 THORNGATE MILL

BARNARD CASTLE
DL12 8QD

GFW.

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APPROXIMATE MILEAGES

Bishop Auckland 15 miles - Darlington 16 miles
Durham 25 miles

PROPERTY SUMMARY

Flat 2 Thorngate Mill is a spacious two-bedroom, ground floor apartment, positioned close to the centre of the market town of Barnard Castle, located in a Grade II Listed converted Mill. Available with no onward chain.

OFFERS OVER £129,950





0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk





Location

Barnard Castle is an historic market town providing a range of shopping, educational and recreational facilities including The Witham which provides the town with a café along with hosting a range of events. Often referred to as the gateway to Teesdale, there are many renowned beauty spots close at hand along with access to the Lake District, Swaledale and North Yorkshire Moors.

For the commuter the A66, A67 and A1 (M) provide links with the major commercial centres of the North East. Darlington Main Line Railway Station and Teesside International Airport offer further communications with the rest of the country.

The Property

Flat 2 Thorngate Mill offers two well proportioned double bedrooms, one of which benefits from an en-suite, an open plan living/dining area, and kitchen space boasting integrated appliances.

The lobby is situated to the front elevation, there is a lift and staircase which provides access to all of the apartments within the building, although Flat 2 is conveniently positioned on the ground floor.

From the lobby a door allows entry into the corridor where doors radiate to all further accommodation.

The living/dining area is a large space, benefiting from dual aspect views allowing for a bright and airy atmosphere. The room also boasts an original Mill stanchion creating a traditional feature. There is ample space for dining furniture, with the kitchen lying just off the living room. The kitchen has a range of wall and base mounted storage units with integral appliances, including an electric oven with gas hob and extractor fan over, microwave, fridge/freezer, dishwasher and a washer/dryer. The combination boiler is also housed in the kitchen, the current boiler was installed in 2024 with a 10-year warranty.

The main bedroom is a good-sized double having two large windows to the front elevation and benefitting from an en-suite shower room. The en-suite comprises a shower cubicle, WC and wash hand basin.

The second bedroom is another double with fitted wardrobes and views to the front of the property.

The bathroom features an original stanchion, being fitted with a bath, WC and wash hand basin.

Externally, a gated entrance opens to the

resident parking with one allocated parking space for the property.

Thorngate Mill has CCTV and key fob entry providing additional security.

Tenure & Possession

The property is leasehold on a 999 year lease starting on 31st August 2004 with vacant possession upon completion. There is a current annual service charge of £2,205.81 for 2025. The cost of buildings insurance is covered within the service charge, however please note pets are not permitted in the building.

Please note, the annual service charge for 2025 has been paid in full.

EPC Rating

This property has been certified with an EPC Rating of 79/C.

Local Authority

Durham County Council. The property is rated Council Tax Band C.

Utilities

The property benefits from mains electricity, water and drainage and has gas central heating via the gas combination boiler.

Parking

There is an allocated parking space with the property.

Characteristics

Broadband is not currently connected at the property. Mobile coverage is available. Interested parties are advised to perform their own due diligence in respect of availability.

The property is located within a Grade II Listed building.

Pets are not permitted in the building.

Fixtures and fittings may be available by separate negotiation.

what3words

Every three metre square of the world has been given a unique combination of three words.

///test.imparting.fended

Viewings

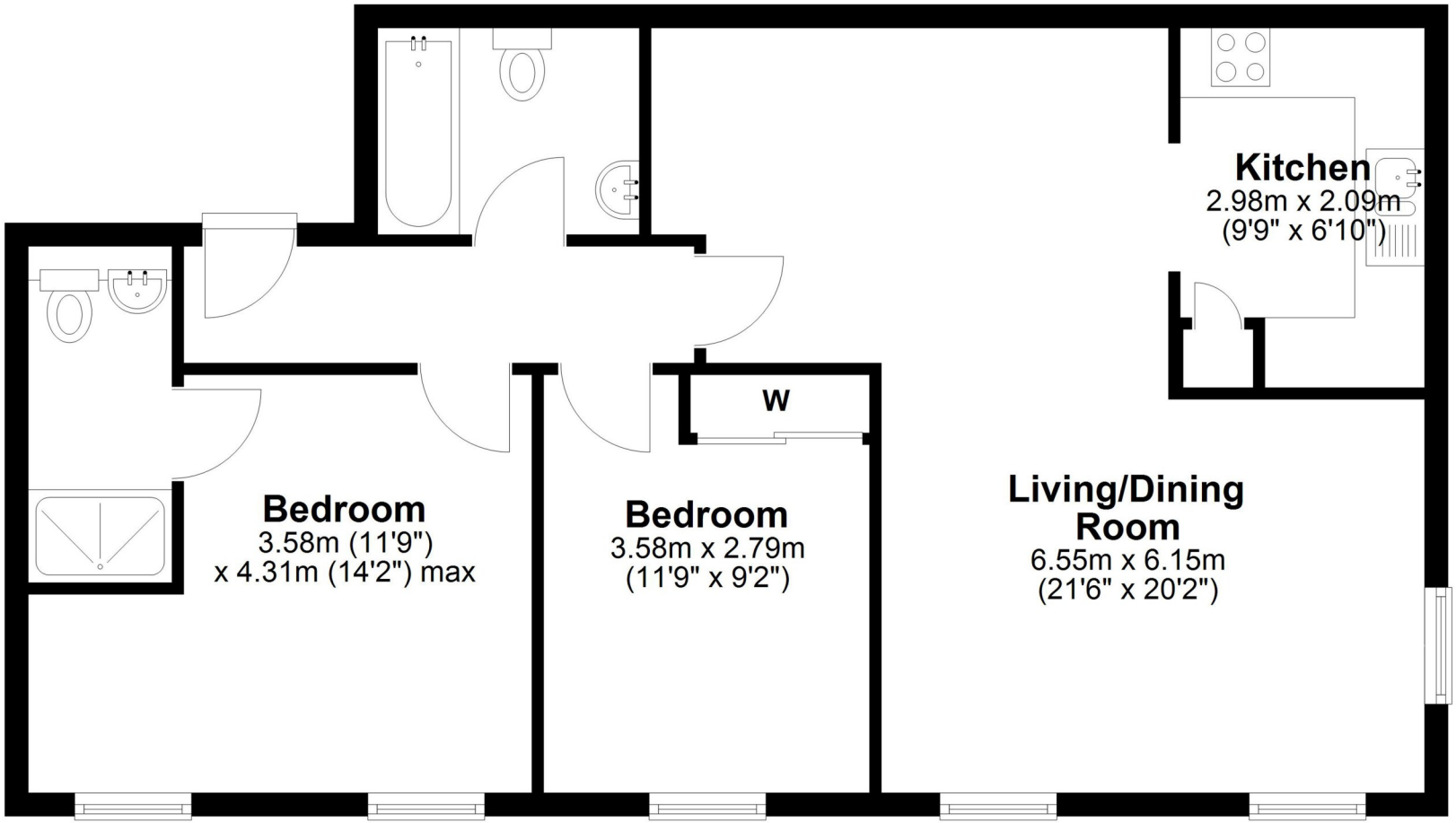
Viewings are strictly by prior appointment with GFW.

Important Notice

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 professional verification should be sought. All dimensions/boundaries 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 you may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars do not constitute a contract or part of a contract.







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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 George F White by Vue3sixty Ltd

FLOORPLAN

FLAT 2 THORNGATE MILL

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0333 920 2220 sales@gfwllp.co.uk gfwllp.co.uk 14C Redwell Court, Barnard Castle, DL12 8BN