

# SHIELDAIG BOLDRON LANE

Startforth, Barnard Castle, DL12 9AR

GSC GRAYS

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## Startforth, Barnard Castle,  DL12 9AR

Situated within the popular village of Startforth, just across the River Tees from Barnard Castle, this delightful two-bedroom detached bungalow on Boldron Lane offers a perfect blend of comfort and countryside living. With its picturesque views to the front, this property is ideal for those seeking a tranquil retreat while still being close to local amenities. Available with no onward chain.

Barnard Castle town centre 0.7 miles, Richmond 16 miles, Bishop Auckland 16 miles, Darlington 17 miles, Durham 26 miles (please note all distances are approximate).The property is located in the sought after village of Startforth, west of the historic and popular market town of Barnard Castle. The market town of Barnard Castle offers a wide variety of amenities including independent and national shops, supermarkets, cafes and eateries. There are also a number of independent gift shops, butchers and bakers in the locality, as well as attractions including The Bowes Museum and The Castle. Darlington and Bishop Auckland are both within close proximity, while the cities of Newcastle, Durham, York and Leeds also easily accessible. The property lies within easy reach of the A66 and A1(M) bringing many areas within easy commuting distance.

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## The Property

This delightful two-bedroom detached bungalow on Boldron Lane offers a perfect blend of comfort and countryside living. With its picturesque views to the front, this property is ideal for those seeking a tranquil retreat while still being close to local amenities.

Upon entering, you will find a spacious reception room that provide ample space for relaxation and entertaining. The well-appointed kitchen leads seamlessly to the enclosed rear garden, a lovely outdoor space perfect for enjoying the fresh air or hosting gatherings. The bungalow features two comfortable bedrooms, ensuring a restful haven for all occupants.

For those with vehicles, the property boasts parking for up to three vehicles, along with a garage and a driveway, providing both convenience and security. The absence of an onward chain makes this property an attractive option for buyers looking to move in without delay.

## Accommodation

With entrance door to entrance hall with doors to all accommodation. The 'L' shaped living room is a spacious and light room offering beautiful views over countryside to front elevation. The kitchen has matching range of wall and base units incorporating rolled edge worksurfaces with sink unit, built-in electric double oven, gas hob and built-in storage cupboard with door to dining area and door to rear porch. The rear porch has a large built-in cupboard housing central heating boiler and a door to rear garden. There are two double bedrooms both with fitted wardrobes. The house bathroom comprises a four piece suite with panelled bath, step-in shower cubicle, low level WC and pedestal wash hand basin. There is also a separate cloakroom/WC to rear of the property also.

## Externally

There is an enclosed rear garden mainly laid to lawn with planted borders, patio area, timber built shed, door to garage and side access gate. There is a front open plan garden with walled boundaries.

## Garage

22'6 x 9'7 with up and over door, power, light and personal door to side elevation.

## 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 D.

## Particulars

Particulars written in December 2025.

Photographs taken in December 2025.

## 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

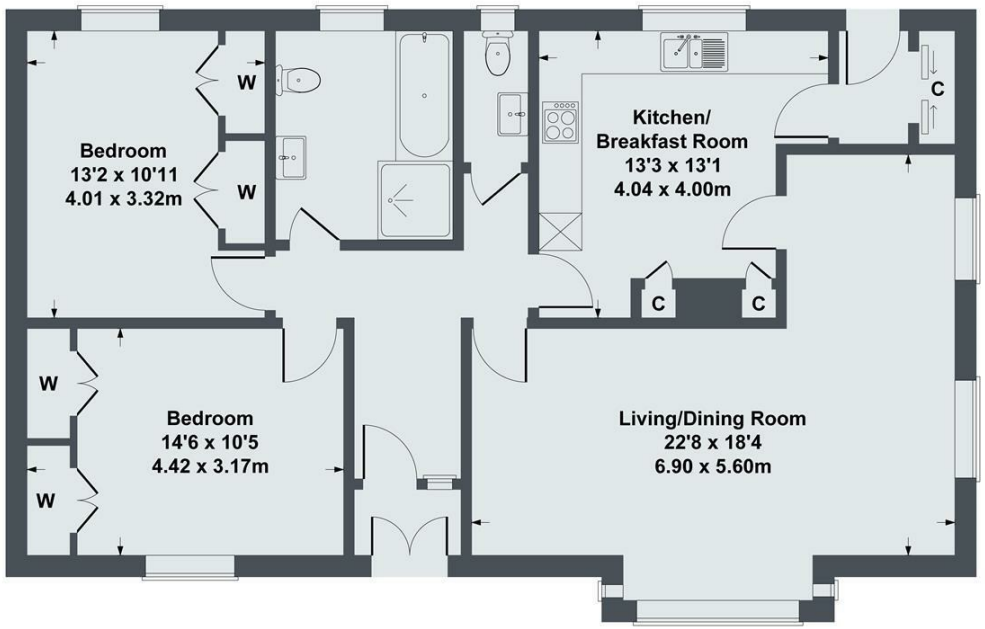
Please note, originally built in 1966 of timber framed construction, the property has been upgraded by previous owners in 1977 with solid walls and insulation. For further information, please contact GSC Grays.





# Shieldaig, Boldron

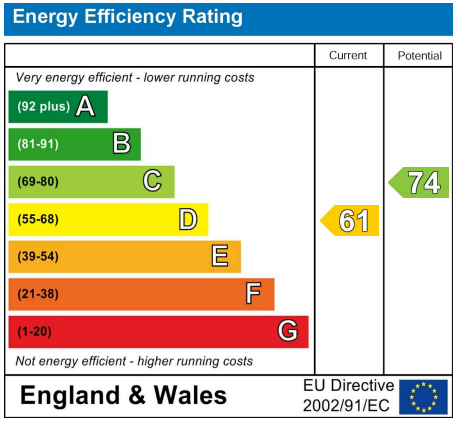
Approximate Gross Internal Area
1044 sq ft - 97 sq m

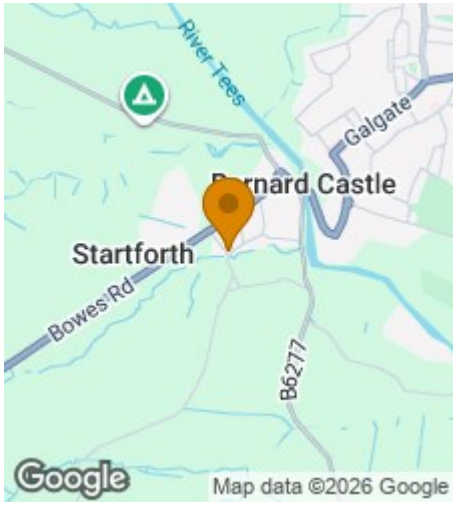



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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**




## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.