

TEES VIEW THE LENDINGS

Startforth, County Durham DL12 9AB

GSC GRAYS

PROPERTY • ESTATES • LAND

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Tees View is an impressive, detached, double fronted family home situated in an ideal location with countryside views. Benefiting from front and rear gardens, plentiful parking and four double bedrooms. Tees View is not to be missed.

* Detached Family Home
* Four Bedrooms
* Two Reception Rooms
* Breakfast/Kitchen
* South Facing Garden
* Garage
* Ample Parking





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5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK

Situation & Location

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 Lendings is a highly desirable location. There are a number of nurseries, primary and secondary schools in Barnard Castle including Barnard Castle School and Teesdale School. 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 commuting distance.

Accommodation

Ground Floor

With panelled entrance door to entrance hall, staircase to first floor and doors to both reception rooms. Both reception rooms have bay windows to front elevation, one with log burner and the other with an electric fireplace. The kitchen has a matching range of wall and base units incorporating rolled edge worksurfaces with gas hob and electric oven with windows to rear and side elevations. To the rear of the kitchen is an entrance porch and cloakroom/wc.

First Floor

On the first floor of the property are four double bedrooms and a house bathroom.

Externally

To the exterior of the property there is a rear garden mainly laid to lawn with walled and hedged boundaries, storage shed/outbuilding. To the front of the property is a beautifully manicured front garden with planted borders and lawned areas.

Driveway/Parking/Garage

The property benefits from a gated driveway providing ample off-street parking at the rear leading to an integral garage with up and over door. Please note that the section of the driveway is on a separate title, purchased at a later date and will need to be registered upon completion of sale.

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 E.

Particulars

Particulars written in January 2026.
Photographs taken in January 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, drainage and water are connected. Gas fired central heating.

Disclaimer Notice

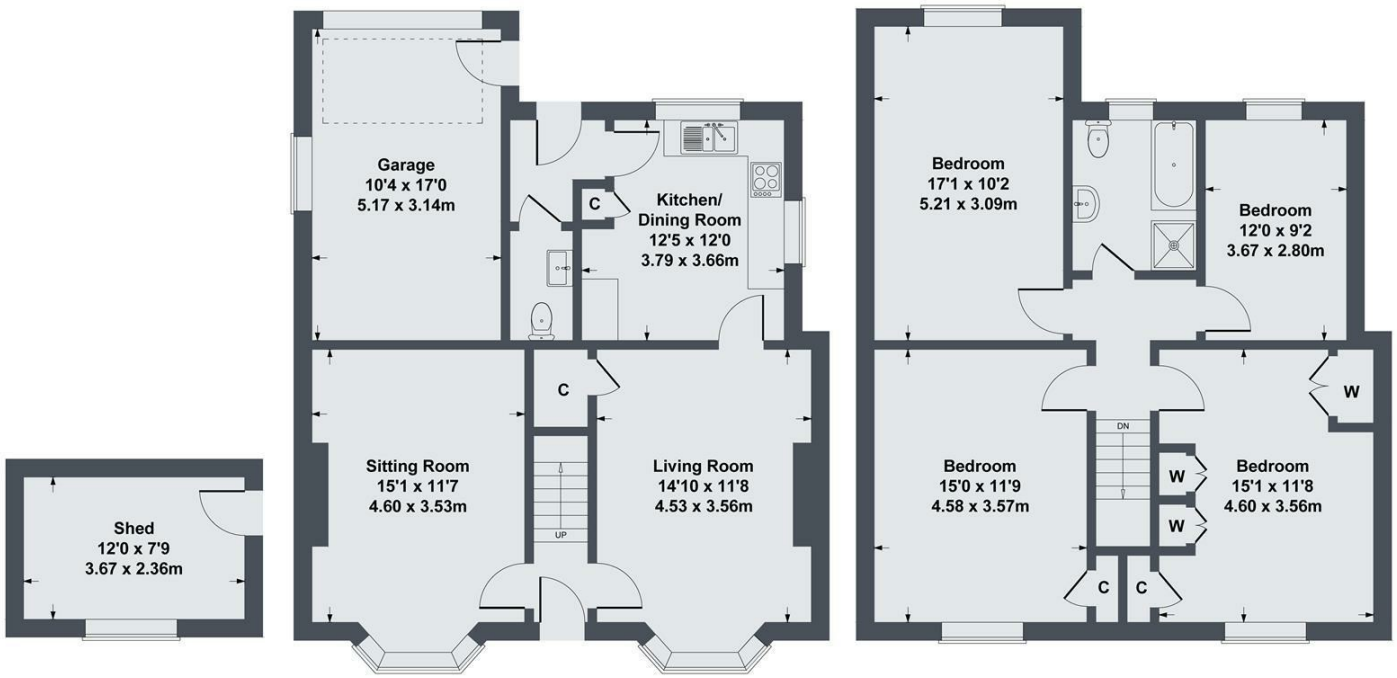
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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.





Tees View, The Lendings, Barnard Castle

Approximate Gross Internal Area
1668 sq ft - 155 sq m

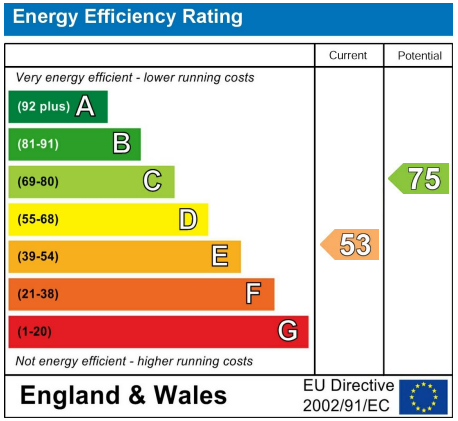


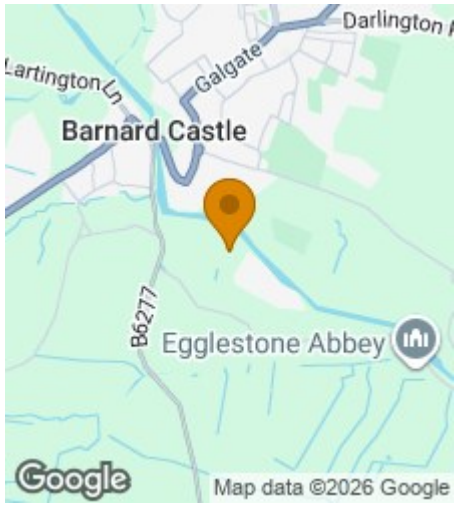
OUTBUILDING **GROUND FLOOR** **FIRST FLOOR**

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. 2023





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