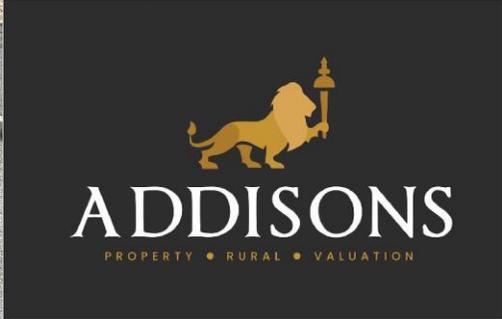




Ashtree Drive
Barnard Castle



ABOUT THE PROPERTY

Located on the sought-after Ashtree Drive, this remarkable executive detached house presents a rare opportunity for families and discerning buyers seeking comfort, space and elegant modern living. Completed to a superb standard and occupying a generous plot, this beautifully presented four-bedroom property comes complete with a detached double garage and double driveway, ensuring ample off-street parking.

Set over two spacious floors, the accommodation begins with a welcoming reception hall offering immediate access to the principal ground floor rooms. The impressive open-plan living and dining room is filled with natural light thanks to a striking bay window to the front and patio doors leading to the rear garden. A convector flame-effect fire with a marble surround creates a stunning focal point, complemented by stylish coving and twin lighting. For those who love to entertain, double doors open into the showstopping dining kitchen. Here you'll find quality shaker-style units, luxurious marble worktops, an eye-catching Belfast sink with garden views, and a range of integrated appliances including a dishwasher, fridge/freezer and microwave. The central island features additional storage, with marble worktop, and a solid wood breakfast bar, making this space ideal for family gatherings. Further practicality is provided by a separate utility room with fitted units, integrated washing machine, space for a tumble dryer, and direct access to the driveway.

A bespoke-fitted study offers a quiet retreat for those working from home, while a stylish cloakroom completes the ground floor accommodation.

Upstairs, a galleried landing filled with natural light provides access to four well-proportioned bedrooms, three of which are doubles. The principal bedroom impresses with fitted wardrobes, garden views, and a luxurious en suite featuring a walk-in shower and vanity unit. The second bedroom also benefits from fitted wardrobes and its own en suite shower room, perfect for guests or older children. Bedroom three is a double with views to the front, while bedroom four is currently used as a dressing room—ideally suited for flexible family living. A smartly appointed family bathroom with shower-over-bath completes the first floor.



Externally, the property boasts lawned and pebbled frontage with borders, and an enclosed rear garden with central lawn, stone patios, planted flower beds and a charming water feature—perfect for outdoor entertaining or family relaxation. A double driveway leads to the detached double garage, fitted with storage units and equipped with light and power, as well as an additional fenced area with a storage shed behind.

Situated within easy reach of Barnard Castle’s renowned amenities, this exceptional home enjoys close proximity to highly regarded schools, independent shops, and charming cafes. The iconic Bowes Museum and the historic Barnard Castle are just a short stroll away, offering a wealth of cultural attractions. Excellent transport links connect you to the scenic Teesdale countryside, and for commuters, access to the A66 is conveniently nearby.

This outstanding family home in excellent condition offers the perfect blend of style, practicality and location. Arrange a viewing today to fully appreciate all it has to offer.

PRICE

£490,000

PROPERTY INFORMATION

Land Registry Title Number: DU368903

Tenure: Freehold

Local Authority: Durham

Council Tax Band: F

Annual Cost: £3,685

Floor Area: 1,625 ft², 151 m²

Flood Risk Very low

Conservation Area: No

Predicted Broadband Speeds: Basic: 16 Mbps, Superfast: 50 Mbps, Ultrafast: 8500 Mbps

Satellite / Fibre TV Availability: BT and Sky

Services: Mains electricity, Mains Gas, Mains Water and Mains Drainage.

Heating: Gas Fired Central Heating

Management Fee: £198.21



SURVEY

We have not undertaken a survey of the property and therefore are unable to comment on its structural condition.

COVENANTS AND EASEMENTS

The property is subject to restrictive covenant(s) and/or easement(s) that will need to be verified by the seller's solicitor.

NOTE

Please be advised that the property will not be available to complete before the end of September 2026.

VIEWING

Strictly by appointment through the selling agents Addisons Chartered Surveyors
T:01833 638094 opt 1 or info@addisons-surveyors.co.uk

BROCHURE

Details and photographs taken March 2026

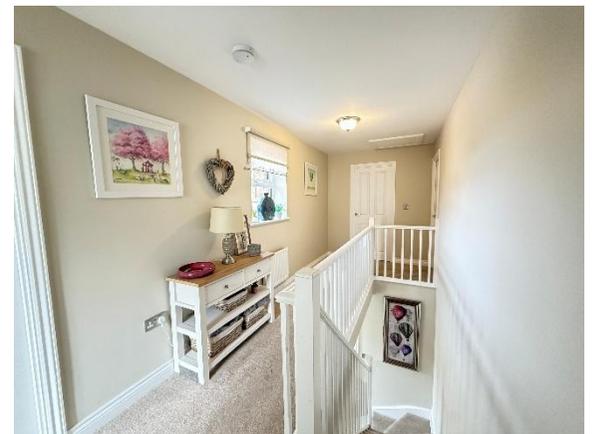


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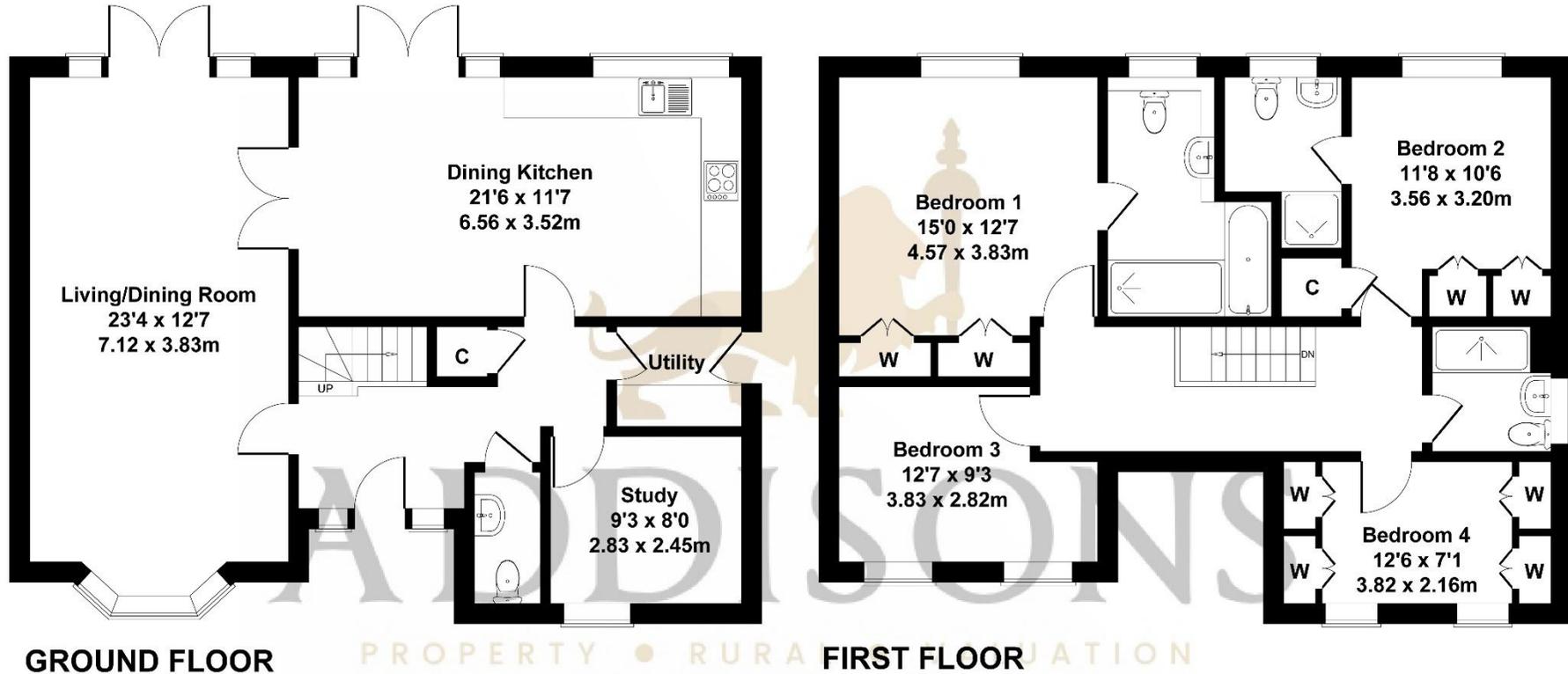
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Floor Plan

6 Ashtree Drive, Barnard Castle



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. 2026



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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