



THE OLD VICARAGE
Bolam, County Durham



THE OLD VICARAGE

BOLAM, COUNTY DURHAM, DL2 2UP

A STUNNING GRADE II LISTED PROPERTY LOCATED IN THE PICTURESQUE VILLAGE OF BOLAM. BOASTING 3 RECEPTION ROOMS, A MAGNIFICENT ORANGERY, MASTER BEDROOM SUITE WITH DRESSING ROOM AND ENSUITE, THREE FURTHER BEDROOMS AND HOUSE BATHROOM, SEPARATE COTTAGE AND BEAUTIFUL FAR REACHING COUNTRYSIDE VIEWS.

Accommodation

Hand Built Kitchen with Miele appliances • Impressive Orangery
Formal Dining Room • Living Room • Reading Room • Cloakroom/WC
Laundry / Utility Room

First Floor Landing • Master Bedroom with Dressing Room and En-Suite
Three Further Bedrooms • House Bathroom with Shower Cubicle

Externally

Electric wrought iron gates • Lawned centre to a gravelled carriage driveway
Substantial walled rear garden extending to approximately 0.4 acres
Far reaching views • Timber greenhouse • Potting shed • Tractor store



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Situation

The Old Vicarage is positioned in the village of Bolam approximately 8 miles west of Darlington and 3 miles from Bishop Auckland in the beautiful Durham countryside. The pretty village of Bolam has been designated a Conservation Area for its special character with a compact layout, attractive appearance of the buildings and its distinctive well-preserved garths along the road frontage. The village has a church and a pub well known for its Sunday lunches. The nearest shops and services are in the nearby market town of Staindrop or in Bishop Auckland which has a wide selection of amenities with supermarkets, leisure centre, cinemas and many good restaurants. Barnard Castle is only about 10 miles west. Darlington is the nearest major town, which runs the main east coast rail line from where both Edinburgh and London can be reached in around 2 hours 20 minutes passing through York, Durham and Newcastle which are all easily commutable. Durham Teesside Airport is about 16 miles away with a growing international destination list while Newcastle Airport is about an hour's drive north. There are Primary schools nearby and Secondary schools in Bishop Auckland and Darlington. Barnard Castle School (11 miles) provides independent day education from eight- to eighteen-year-olds. The area is well-known for its productive farmland and attractive countryside being within easy distance of The Yorkshire and Durham Dales.

The Property

The Old Vicarage is an exquisite Grade II listed family home that has been sympathetically restored and is filled with character and charm. Providing spacious and flexible living accommodation set over two floors and beautiful gardens with far reaching views.

The electric wrought iron gates open onto a gravelled carriage driveway with central lawn, mature tree and flower borders and EV charging point.

Upon entering the property through the front door, the Butler's doorbell is the first indication of the period features that abound in this splendid 16th century property.



To the right of the Grade II listed return staircase dating back to the 1600's, the formal dining room showcases a unique Grade II listed stone arch fireplace with original brick built bread oven, solid wood beam and has views over the front aspect.

The dining room leads to the hand-built kitchen with views over the garden. Fitted with bespoke wooden base and wall mounted units, the Miele integrated appliances and marble countertops add to the touch of luxury and breakfast bar makes for convenient informal dining.

The kitchen leads seamlessly on to the impressive Orangery with views over the rear garden and beyond. The room is a wonderful space for entertaining and relaxing.

The Orangery flows back into the Reading room, fitted with bespoke shelving, providing space for an office, snug or playroom.

The dual aspect living room has views across the rear garden and boasts a Grade II listed inglenook stone fireplace, decorative wall panelling and cornicing and a secret doorway that leads to a useful storage cupboard.

Accessed from both the front and rear gardens, the separate laundry/utility room provides space and plumbing for white goods as well as additional shelving and drying rack.

To the first floor landing there are four double bedrooms and a house bathroom/WC, an airing cupboard and windows that enjoy views over the front garden.

The master bedroom suite comprises a spacious and bright dual aspect bedroom with views over the rear garden and far reaching countryside views. A door leads to the fully fitted dressing room with floor to ceiling hand built cupboards. A further door leads to the equally impressive en suite, fitted with free standing bath, large shower cubicle, his and hers vanity unit wash basins and WC.

The second bedroom is also a spacious double room with views over the rear garden and floor to ceiling fitted wardrobes.

The third bedroom is another light and spacious room with fitted floor to ceiling wardrobes and enjoys dual aspect views, a charming wooden beam set into the wall, together with a porthole window.

The fourth bedroom is accessed via two steps down and is another spacious room with views over the rear of the property.

The house bathroom has views over the rear garden and is finished to an exceptionally high standard with a large shower cubicle, WC and pedestal wash basin.

Gardens

To the rear of the property, the impressive and beautifully maintained private walled garden has lawned areas, abundant mature trees and further planting of a variety of shrubs and flowers.

The timber greenhouse offers those with green fingers a wonderful opportunity to grow further plants and a separate stone built potting shed provides a useful store for garden furniture and tools.

Cottage

The property also benefits from a stone built single storey detached building with two separate areas. Previously used as a cottage annex. It has subsequently been turned into a multi-functional space housing a dog shower, WC and separate room for a potential home office or gym. The building could be returned to a fully functioning cottage.

Tenure, Local Authority and Council Tax

The property is offered freehold with vacant possession upon completion.

Durham County Council - Tel: 03000 26 00 00.

For Council Tax purposes the property is banded F.

Services

Mains electricity, drainage and water connected. Oil fired central heating.



Wayleaves, Easements & Rights of Way

The Old Vicarage is sold subject to and with the benefit of all existing rights, including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, easements, quasi easements and all wayleaves or covenants whether disclosed or not.

Areas, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct, but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

Viewings

Strictly by appointment via GSC Grays.

Vendor's Insight

I have really enjoyed living at this property. It has a beautiful garden with exceptional views across to Teesdale and North Yorkshire. I completely renovated the property in 2020 to a very high standard and I love my modern kitchen and bathroom and also my fabulous south facing orangery. The position of the property in the village is excellent and it is a friendly, tranquil place to live.



The Old Vicarage, Bolam

Approximate Gross Internal Area
3412 sq ft - 317 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. 2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2024

Photographs taken: August 2024