



CHAPEL HOUSE BROWNSIDE LANE
Bolam, Darlington



GSC GRAYS

PROPERTY • ESTATES • LAND

CHAPEL HOUSE BROWNSIDE LANE

Darlington, DL2 2UP

Situated in the charming village of Bolam, this superb period house with land offers a delightful blend of traditional character and modern living. With three spacious bedrooms two reception rooms, beautiful dining kitchen and two well-appointed bathrooms, this home is perfect for those seeking comfort and style.

ACCOMMODATION

- * A superb three bedroom property with land
- * Sweeping driveway to a double fronted family home
- * Occupying a plot of 4.13 acres including three paddocks
 - * Timber built stable block
 - * Garden and orchard



GSC GRAYS

PROPERTY • ESTATES • LAND

12 The Bank, Barnard Castle, Co. Durham, DL12 8PQ

01833 637000

barnardcastle@gscgrays.co.uk

GSCGRAYS.CO.UK



Situation

Chapel House 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 Staindrop, 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

As you approach the property, you are greeted by a sweeping driveway that provides ample parking for numerous vehicles, ensuring convenience for family and guests alike. The double fronted design of the house adds to its appeal, creating a welcoming entrance that invites you inside.

The interior boasts two generous reception rooms, ideal for entertaining or relaxing with family. Each room is filled with natural light, enhancing the warm and inviting atmosphere throughout the home.

Set within an impressive plot of 4.13 acres, this property features three grass paddocks, making it an excellent choice for equestrian enthusiasts or those who simply appreciate the beauty of open space. Additionally, a timber-built stable block is available, providing the perfect accommodation for horses or other livestock.

The outdoor space is equally impressive, with a lovely garden and an orchard that offers a tranquil retreat for enjoying the outdoors. Whether you wish to cultivate your own fruits or simply bask in the beauty of nature, this property provides the perfect setting.

In summary, this exceptional three-bedroom house in Bolam is a rare find, combining period charm with expansive land and modern amenities. It is an ideal family home for those looking to embrace a rural lifestyle while still being within reach of local amenities. Don't miss the opportunity to make this enchanting property your own.





Accommodation

Ground Floor

With entrance door to entrance porch, window to side elevation, built-in storage cupboards and door to inner hall with staircase to first floor, doors to living room and dining. The living room has window to front elevation with built-in recessed storage, fireplace with stone hearth and inset multi-fuel stove. The dining room also has a window to front elevation with views over the front garden, recessed storage shelves and glazed double doors to kitchen. The modern recently fitted dining/kitchen includes a modern range of wall and base units incorporating Quartz worktops, sink unit, induction hob with extractor fan above, electric double oven, integral dishwasher, larder fridge and freezer, breakfast bar and window overlooking stables to the rear. From the kitchen there is a door to the boiler room and storage cupboard housing oil fired central heating boiler. To the rear of the property is a useful rear entrance porch leading to the utility room with space and plumbing for washing machine and low level WC.

First Floor

Galleried landing with feature circular window to front elevation and doors to all bedrooms. There is a master bedroom to the rear of the property with en-suite shower room. There are two further bedrooms on the first floor and a recently fitted modern house bathroom including panelled bath, vanity wash hand basin and low level WC.

Externally

Driveway

With sweeping gated driveway with ample off-street parking.

Front Garden

Mainly laid to lawn with walled boundaries and planted borders.

Rear Garden

With yard directly to the rear of the property with timber storage sheds, stable block, garden area and orchard.

Stable Block

Timber built with three stables and feed room.

Land

Currently laid out as three paddocks totally approximately 3.89 acres of grassland with gated access to Cragg Lane.



Agents Note

Please note there are two existing rights of way. With or without vehicle to the rear of the property and the second is with or without vehicle via Cragg Lane. Further further information please contact GSC Grays.

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 F.

Particulars

Particulars written in May 2026.

Photographs taken in May 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, drainage and water are connected. Oil fired central heating.

Wayleaves, Easements and Rights of Way

Chapel House 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

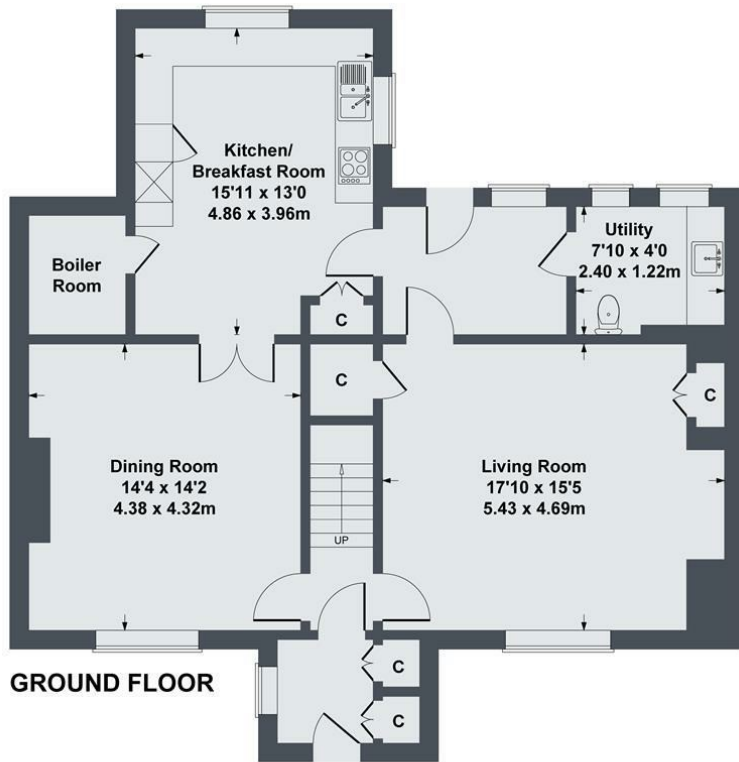
Strictly by appointment via GSC Grays.

Owners Insight

Bolam is a quiet friendly village with a good community spirit. There are wonderful views from the village. Chapel House is light and spacious. our doges, horses, chickens and ducks have been happy here. There is currently a WhatsApp group to share information.

Chapel House, Bolam

Approximate Gross Internal Area
1679 sq ft - 156 sq m



GROUND FLOOR



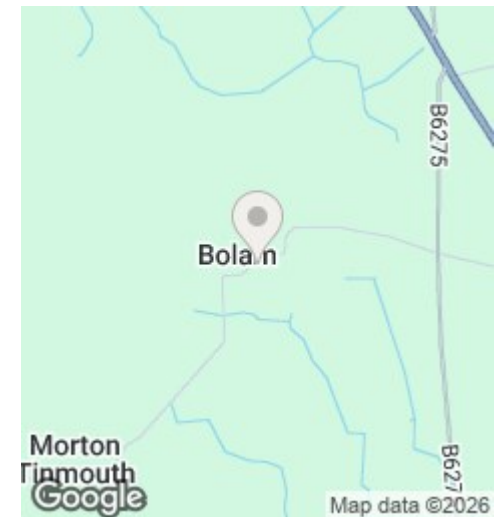
FIRST FLOOR

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. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan 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 do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them 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 view the property.