



# DOUBLEGAIT PINFOLD LANE

Butterknowle, Bishop Auckland, DL13 5PX



**GSC GRAYS**  
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# DOUBLEGAIT PINFOLD LANE

Butterknowle, Bishop Auckland, DL13 5PX

Nestled in the charming village of Butterknowle, this superbly presented three-bedroom semi-detached family home on Pinfold Lane offers an ideal blend of comfort and modern living. Recently refurbished to a high standard, the property boasts a welcoming reception room that provides a perfect space for relaxation and family gatherings. Available with no onward chain.

- \* A superb three bedroom semi-detached family home
  - \* Three generous bedrooms
  - \* Double reception room
  - \* Enclosed rear garden
    - \* Garage
  - \* Off street parking
  - \* No onward chain



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Situation & Amenities

Barnard Castle 7 miles, Bishop Auckland 9 miles, Darlington 16 miles. Please note all distances are approximate. The property is set in a picturesque village to the south of popular Hamsterley forest. The villages of Butterknowle and Copley are located in the Gaunless Valley in scenic lower Teesdale and Barnard Castle and Bishop Auckland are easily reached and provide plentiful amenities. There are many beautiful places to visit including nearby Hamsterley Forest, the Wear Valley Railway and picturesque walking countryside are all easily accessed from the property. The village of Butterknowle itself has a primary school, village hall, doctors surgery and public house.

The Property

This superbly presented three-bedroom semi-detached family home on Pinfold Lane offers an ideal blend of comfort and modern living. Recently refurbished to a high standard, the property boasts a welcoming reception room that provides a perfect space for relaxation and family gatherings.

The home features three well-proportioned bedrooms, making it suitable for families or those seeking extra space. The bathroom is tastefully designed, ensuring a pleasant experience for all residents. One of the standout features of this property is the enclosed walled garden, providing a private outdoor space for children to play or for hosting summer barbecues.

For those with vehicles, the property includes off-street parking for two vehicles, along with a garage, adding to the convenience of this lovely home. Additionally, there is no onward chain, making the buying process smoother for potential purchasers. Currently run as a holiday let, this property presents an excellent investment opportunity or a delightful family residence.

With its recent renovations and prime location, this semi-detached house is a must-see for anyone looking to settle in a peaceful yet accessible area. Don't miss the chance to make this beautiful home your own.

Accommodation

Ground Floor

With entrance porch leading to modern entrance hall with contemporary balustrade and low level lighting to first floor and door to kitchen. The kitchen comprises a modern range of wall and base units incorporating sink unit, integral electric hob, extractor, double oven, fridge/freezer, washing machine, contemporary kitchen lighting and understairs storage cupboard and door to rear garden. The property boasts a double reception room with living and dining areas with dual aspect windows.

First Floor

With first floor landing and doors to three bedrooms and a modern house bathroom comprising a four piece suite with panelled bath, vanity wash hand basin, step-in shower cubicle and low level WC.

Externally

Garden

Enclosed rear garden mainly laid to lawn with walled boundaries, patio area and side access gate.

Garage

Single garage with up and over door.

Driveway

With off-street parking for two vehicles.

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 B.

Particulars

Particulars written in July 2026.  
Photographs taken in July 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.



## Doublegait, Butterknowle DL13 5PX

Approximate Gross Internal Area  
936 sq ft - 87 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. 2026

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 59      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



### Disclaimer Notice

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