

CHAPEL HOUSE BROWNSIDE LANE

Bolam, Darlington, DL2 2UP



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CHAPEL HOUSE BROWNSIDE

Bolam, Dārlīngtōn, 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.

- * 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



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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.

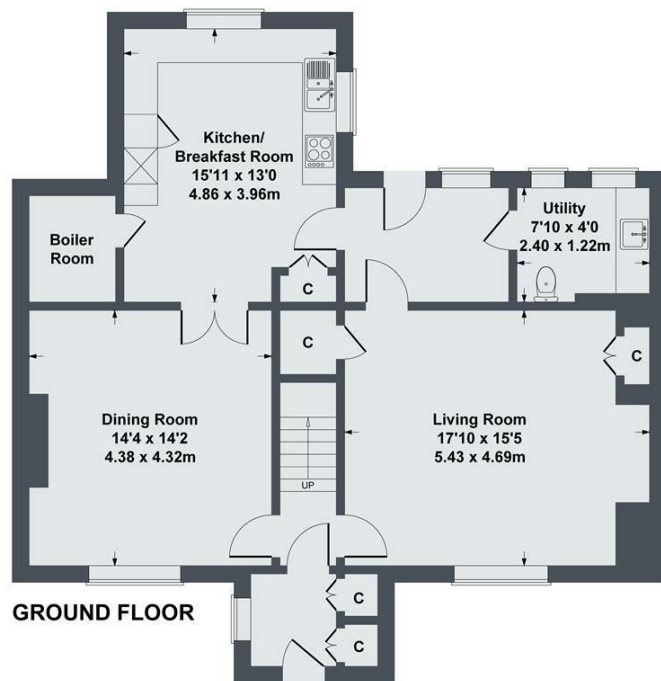
Stable Block

Timber built with three stables and feed room.

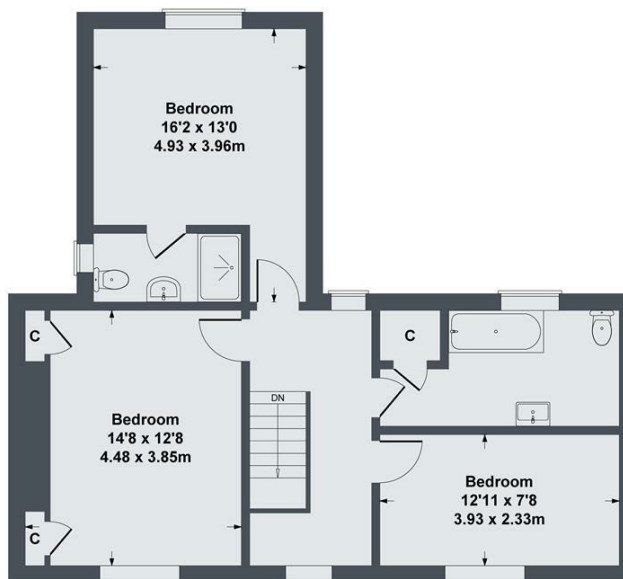


Chapel House, Bolam

Approximate Gross Internal Area
1679 sq ft - 156 sq m



GROUND FLOOR



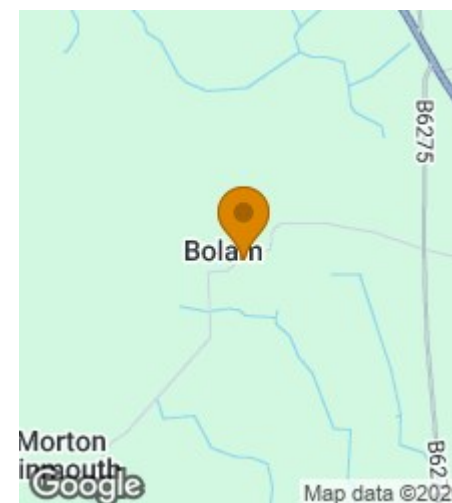
FIRST FLOOR

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		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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