



**ROBINSONS**  
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BOWLEES FARM BOWLEES FARM  
WOLSINGHAM | DL13 3JF

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## WOLSINGHAM | DL13 3JF

Nestled in the picturesque Weardale region, this exceptional 5-bedroom farmhouse in Wolsingham is a true treasure, combining historical charm with modern luxury. Dating back to 1590 and fully rebuilt in 2010, with further renovations in 2018, this stone-built residence is now available chain-free and includes an impressive 5 acres of land.

As you enter, you are welcomed by a wealth of character features, such as wooden sash windows, exposed stone walls, and a multi-fuel stove that adds warmth to the inviting living spaces. The ground floor boasts a spacious living room, a large kitchen/diner, and a unique round house with oak flooring and a stunning conical roof, perfect for gatherings. The practical layout also includes a laundry room and a convenient WC.

Ascend the grand oak staircase to discover the master bedroom, which features an imposing exposed stone wall and access to a luxurious mezzanine bathroom, complete with a sunken bath and walk-in shower. Two additional double bedrooms, each with en-suites, and a large bathroom complete the first floor, while the second floor offers two further double bedrooms, providing ample space for family or guests.

Outside, the expansive grounds are a haven for relaxation and entertainment. The south-facing lawn area offers breathtaking views of the countryside, complemented by raised stone planters and a hot tub, creating a tranquil retreat. With ample space for outdoor dining and entertaining, this property is perfect for enjoying the beauty of nature. The parking area accommodates multiple vehicles and is easily accessible via a Yorkstone pathway.

Additionally, included in the sale, there is a further 5 acres of land, and the current owners are generously granting access to an adjacent indoor heated swimming pool for one year. This property truly epitomises luxurious countryside living, offering a harmonious blend of comfort, character, and modern convenience.







## VIEWINGS

Via Robinsons Regency & Rural

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## AGENTS NOTES

Council Tax: Durham County Council, Band G Approx. £4370

Tenure: Freehold

Property Construction – Standard,

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - None

Electricity supply – Mains

Water Supply – Private

Sewerage – Private

Heating – Air Source Heat Pump

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – no

Probate – being applied for NA

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of. Check with seller.

Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.









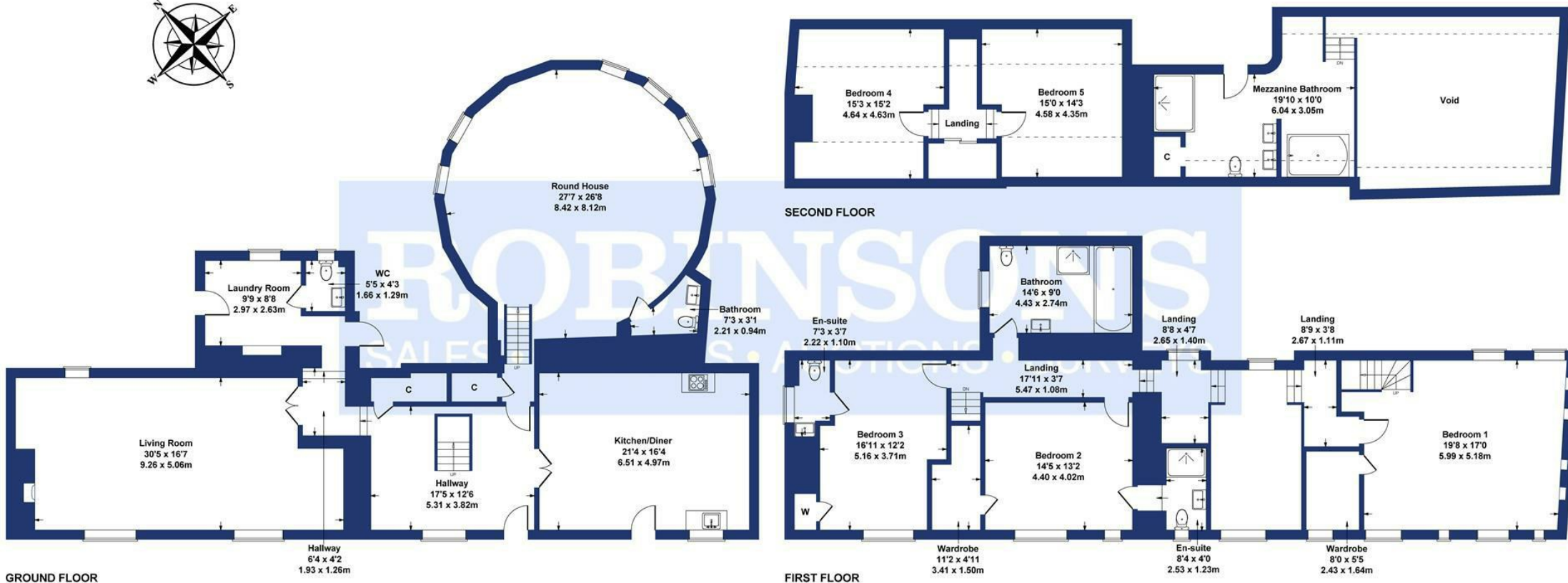




| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|-----------------------------------------------------------------|----------------------------|-----------|
|                                                                 | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>                                              |                            |           |
| (81-91) <b>B</b>                                                |                            |           |
| (69-80) <b>C</b>                                                |                            |           |
| (55-68) <b>D</b>                                                |                            |           |
| (39-54) <b>E</b>                                                |                            |           |
| (21-38) <b>F</b>                                                |                            |           |
| (1-20) <b>G</b>                                                 |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

**Bowlees Farm**  
Approximate Gross Internal Area  
4306 sq ft - 400 sq m  
(Excluding Void)

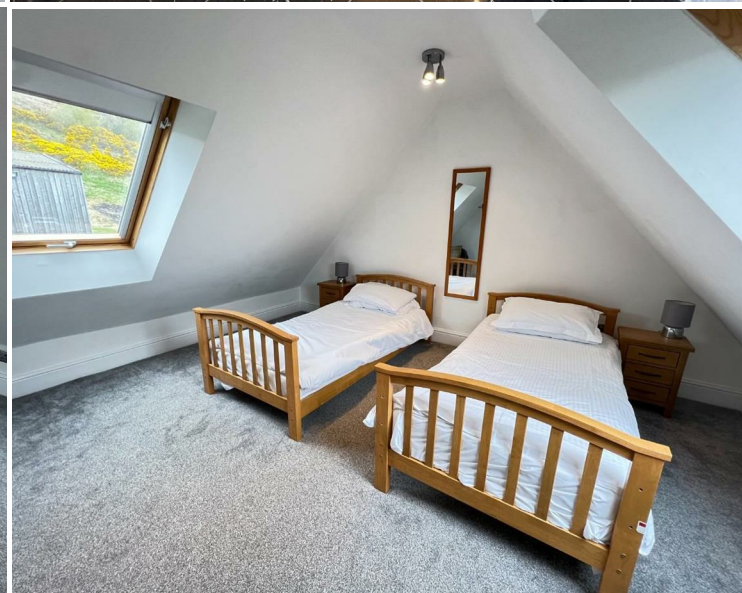


**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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