

# Chapmans Well

BURNHOPE ROAD | LANCHESTER | COUNTY DURHAM



**FINEST**  
PROPERTIES



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A unique smallholding with farmhouse, outbuildings,  
28-acres and fishing lake

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Lanchester Village Centre 2.3 miles | Consett 6.5 miles | Durham City Centre 8.2 miles  
Newcastle City Centre 13.0 miles | Newcastle International Airport 16.6 miles









## Accommodation in Brief

### **Ground Floor**

Entrance Porch | Kitchen | Utility Room | Dining Room  
Snug/Sitting Room

### **First Floor**

Bathroom | Bedroom with En-Suite | Three Further Bedrooms

### **Outbuildings**

Barn | Triple Garage | Office









## The Property

Situated on Edge Lane, between Maiden Law and Burnhope, Chapmans Well is a secluded detached farmhouse set within approximately 28 acres of expansive hay meadow fields, scenic woodlands, and a large fishing lake. It provides complete privacy in a stunning setting rich with local wildlife, making it a haven for nature enthusiasts. This is an amazing opportunity for parties interested in acquiring a rural smallholding or equestrian property.

The farmhouse, originally built in 1955, has recently been extended to enhance its living space. In addition to the main house, there is a range of traditional outbuildings that offer the opportunity for conversion to additional accommodation or as a holiday let to provide a source of income, subject to obtaining the necessary permissions.

Inside the farmhouse, the main living areas are generously proportioned, offering stunning views of the expansive south-facing garden, surrounding fields, and open countryside from every angle. The kitchen is well-equipped with ample storage provided by dark wood-toned base and wall cabinetry, while a small breakfast bar provides a spot for casual dining. The adjoining utility room adds convenience featuring additional wall and floor units and a sink.

For formal dining occasions, the property boasts a separate dining room with elegant natural decor and warm wooden flooring. A cream fireplace with a granite hearth serves as an aesthetic focal point and the room is bathed in natural light from large windows and French doors, which also offer direct access to the rear garden.

A spacious L-shaped open-plan sitting room with a separate snug area, offers multiple seating options for relaxation. A contemporary wood-burning stove creates a cozy corner, perfect for unwinding on cooler evenings. The room's standout feature is an impressive spiral staircase, which not only adds architectural interest but also provides an alternative route to the first floor.

The first floor comprises of four generously sized bedrooms and a thoughtfully designed family bathroom. The principal bedroom includes extensive fitted wardrobes and overhead cupboards, providing ample storage space. The two smaller bedrooms have access to a modern en-suite bathroom featuring a corner shower cubicle.

















## Externally

Externally, Chapman Wells Farm features a large private driveway offering ample off-road parking. There are a variety of outbuildings, including a barn, an adjoining three-vehicle garage, and a versatile space currently serving as an office. All outbuildings are fully equipped with power and lighting, making them ideal for storage or recreational use. With the appropriate consents, these spaces could be converted into a separate annexe or additional living areas, offering further potential for expansion.

The expansive grounds are the standout features of this property, encompassing over 28 acres of garden, hay meadow fields and serene woodlands, offering ample space for equestrian facilities. The well-stocked fishing pond reaches depths of up to 14 feet, and is home to a variety of species, including carp, roach, perch, bream, and tench, making it a haven for fishing enthusiasts.

The south facing gardens are meticulously maintained lawns bordered by mature hedges and trees. Multiple seating areas around the grounds offer ideal spots for al fresco dining and entertaining, providing the perfect setting to fully appreciate the picturesque surroundings and enjoy the sunshine throughout the day.



## Local Information

Lanchester is a popular and thriving commuter village set amidst beautiful countryside of mainly pasture and woodland and a short distance from the North Pennines Area of Outstanding Natural Beauty. The Smallhope Burn, a tributary of the River Browney, runs through the Lanchester Valley. The old railway line, now known as the Lanchester Valley Walk, runs between Consett and Durham where it links at each end with a further network of other disused railways and tracks for walking and cycling. At the Consett end the footpath links to the C2C cycle route, an award-winning national cycle route stretching from Whitehaven and Workington in the northwest of England to Sunderland and Tynemouth in the northeast.

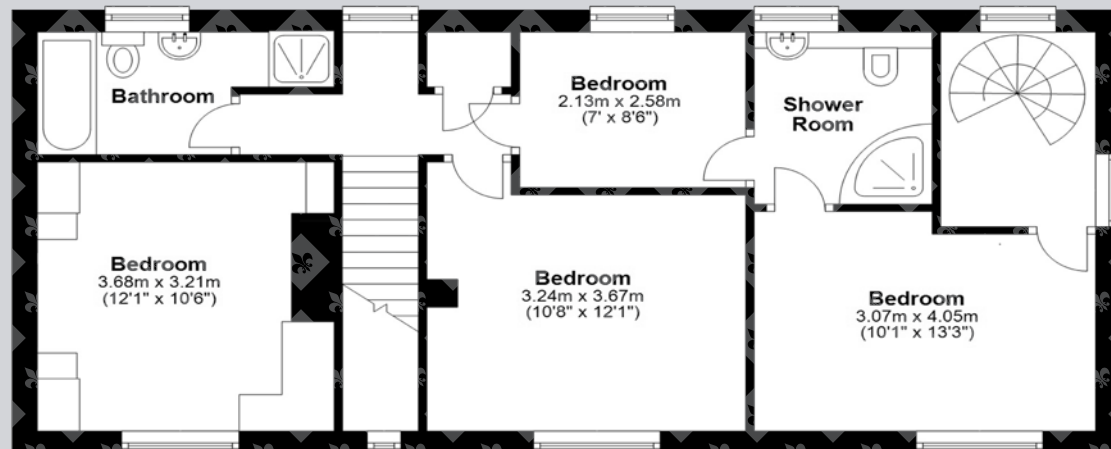
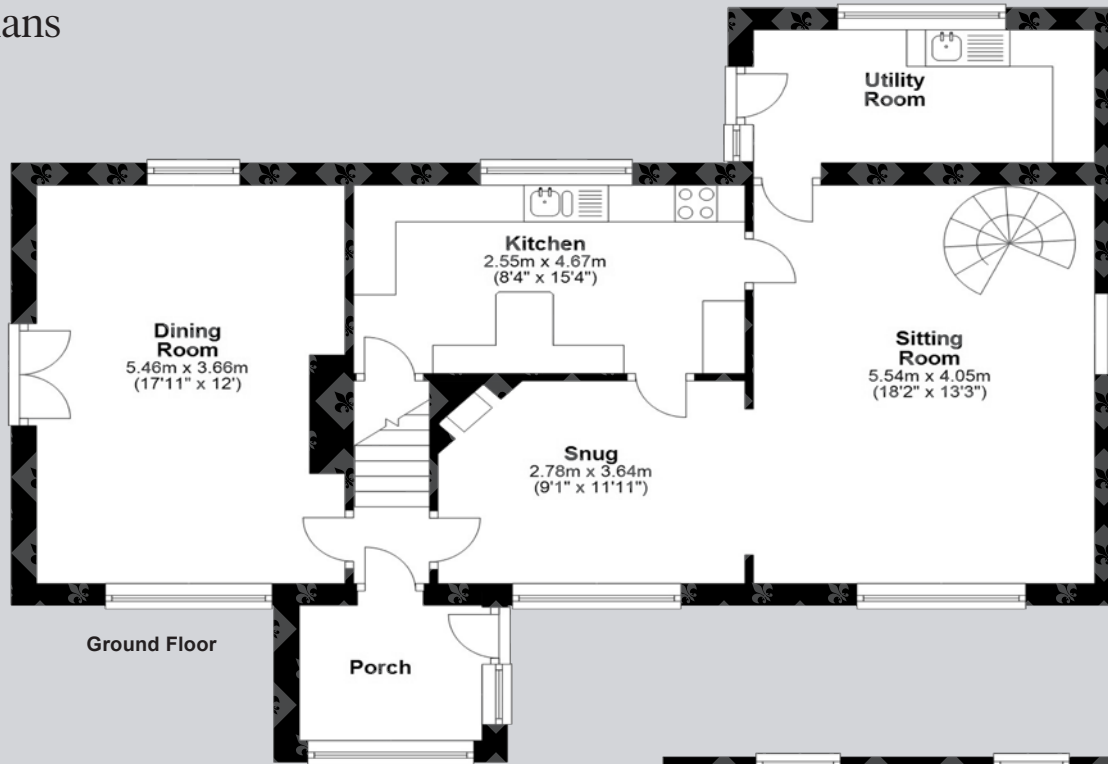
In the quaint village of Maiden Law, just 600 meters away, you'll find the charming Three Horse Shoes Inn, a welcoming local pub. A short journey takes you to the nearby traditional village of Lanchester which boasts an impressive array of everyday amenities including a small supermarket, a farm shop offering fresh local produce, a bank, a pharmacy, and a post office. The village green is frequently used for community events. Nearby Consett offers larger supermarkets, additional shopping and recreational services while the historic cathedral city of Durham, which is very accessible, provides comprehensive professional, cultural, educational and recreational facilities. For schooling Lanchester offers primary and senior schools. There are also excellent private schools available nearby in Durham and Newcastle.

For the commuter, Lanchester is ideally placed for access to the major centres of the north east. The A68 provides access north and south, linking the motorway network and the A69 for quick connection to Newcastle in the east and Carlisle in the west. The A691 offers quick access to Durham and Consett. The Gateshead Metro Centre, Newcastle International Airport, Newcastle and Durham Rail Stations are all extremely accessible, providing excellent transport links.



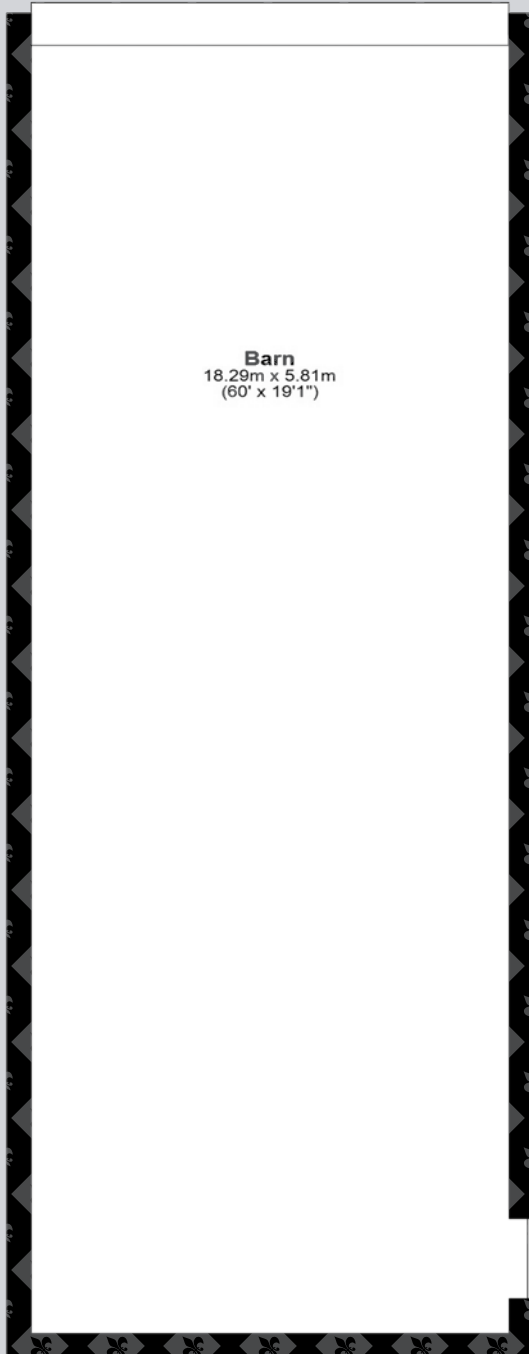


# Floor Plans

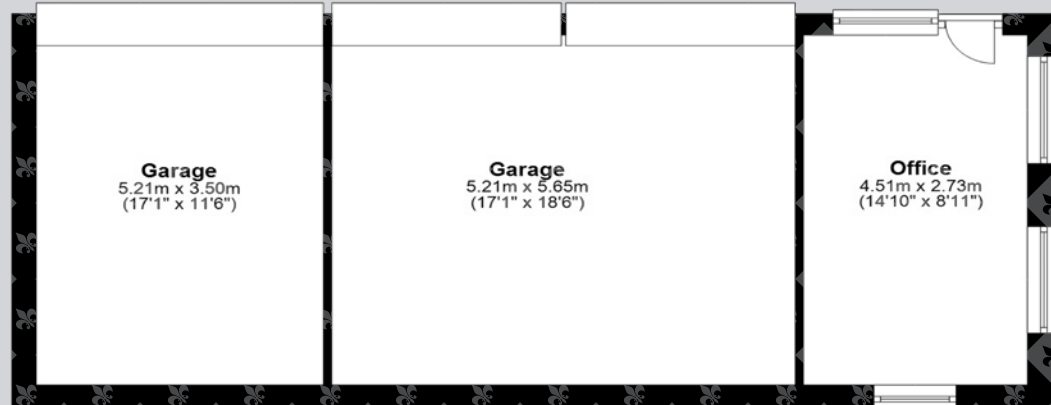


Total area: approx. 149.1 sq. metres (1605.3 sq. feet)

# Floor Plans



**Barn**  
18.29m x 5.81m  
(60' x 19'1")



**Garage**  
5.21m x 3.50m  
(17'1" x 11'6")

**Garage**  
5.21m x 5.65m  
(17'1" x 18'6")

**Office**  
4.51m x 2.73m  
(14'10" x 8'11")

Ground Floor Outbuildings

Total area: approx. 149.1 sq. metres (1605.3 sq. feet)



Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas and water. Gas central heating. Drainage to septic tank.

**Postcode**

**Council Tax**

**EPC**

**Tenure**

D H7 0RA

Band D

Rating C

Freehold

## Viewings Strictly by Appointment

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