



2 Thorpe Bulmer Cottage

Hart, Hartlepool, TS27 3AU

£547,500



Tucked away within an exclusive rural hamlet on the edge of the highly sought-after village of Hart, 2 Thorpe Bulmer Farm Cottage presents an exceptionally rare opportunity to acquire a beautifully reimagined country home, where timeless character meets contemporary comfort.



Location:
Approached via a quiet country lane and screened by mature hedging, the property enjoys an enviable sense of privacy and tranquillity, surrounded by open countryside, ancient woodland and uninterrupted rural views. Yet despite its peaceful setting, the village itself offers an excellent primary school, two welcoming public houses, a historic Saxon church and superb connectivity to the A19, A179 and nearby Hartlepool, Durham and Teesside.

For lovers of the outdoors, few locations compare. The property sits moments from the renowned Northern Saints Trail – The Way of Love, where miles of scenic walking, cycling and bridleways wind through rolling farmland, woodland and picturesque villages. Throughout the seasons the surrounding countryside comes alive with wildlife; deer are regular visitors to the fields, owls patrol at dusk, hares race across neighbouring farmland, while an abundance of songbirds, pheasants and native wildlife create an idyllic backdrop. During the winter months, the surrounding estate is synonymous with traditional pheasant shoots, adding to the quintessential charm of this remarkable countryside setting.

Accommodation:
The property has been thoughtfully transformed to create a versatile family home of exceptional proportions, offering beautifully presented accommodation arranged over two floors. Stepping through the entrance hall, the welcoming atmosphere is immediately apparent.

To one side lies the magnificent dual-aspect lounge, an elegant reception room centred around exposed oak beams and impressive oak-framed double doors that frame the front gardens and flood the room with natural light. This is a wonderfully relaxing space for everyday living and entertaining alike.

At the heart of the home sits the stunning country kitchen and breakfast room, beautifully appointed with handcrafted cabinetry, granite worktops, a Belfast sink, substantial island unit, slate flooring and an impressive range cooker. Overlooking the surrounding countryside, it provides the perfect place for family life, whether enjoying quiet mornings or hosting guests. Located just off the kitchen is a practical utility room together with a contemporary ground floor shower room.

The formal dining room offers a wonderfully atmospheric setting for entertaining, complete with an impressive inglenook fireplace housing a wood-burning stove. Its generous proportions allow it to function equally well as an additional family sitting room if desired.

Completing the ground floor is a spacious double bedroom. Ascending the staircase reveals one of the home's true highlights.

The spectacular first-floor viewing lounge is an extraordinary space with vaulted ceilings, skylights, exposed structural detailing and strikingly large glazing that perfectly captures panoramic views across open farmland and woodland beyond. A contemporary wood-burning stove creates a cosy atmosphere during the colder months, making this an exceptional room to enjoy every season. Beyond the viewing lounge lies a generous study, but offers exciting potential to become a fourth bedroom, nursery or hobby room, subject to individual requirements.

To the opposite side, the first floor also provides two generous double bedrooms, including a superb master bedroom with fitted wardrobes, together with a beautifully appointed family bathroom featuring a traditional freestanding claw-foot bath.

Outdoors:
Extending to the front, side and rear, beautifully maintained lawns are interspersed with colourful cottage planting, mature specimen trees, established hedging, ornamental borders and productive vegetable beds. Fruit trees, flowering shrubs and an enclosed chicken run further enhance the property's self-sufficient country lifestyle.

Whether enjoying morning coffee beneath birdsong, harvesting produce from the kitchen garden or simply watching wildlife drift across neighbouring fields, the outdoor space provides an exceptional sense of peace rarely found. A substantial gravel driveway offers parking for numerous vehicles and leads to the recently constructed detached oak-framed double garage with adjoining log store.

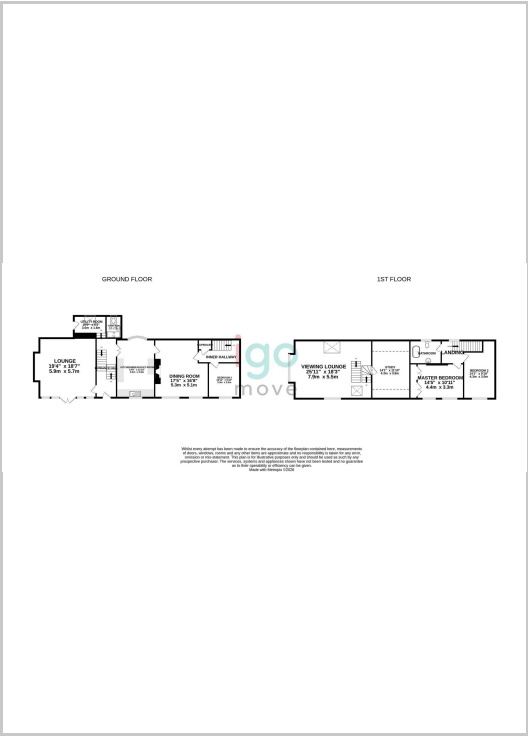
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Area Map



Floor Plan



Energy Efficiency Graph

