



**The Green, Elwick, TS27 3ED**  
**4 Bed - House - Detached**  
**£675,000**

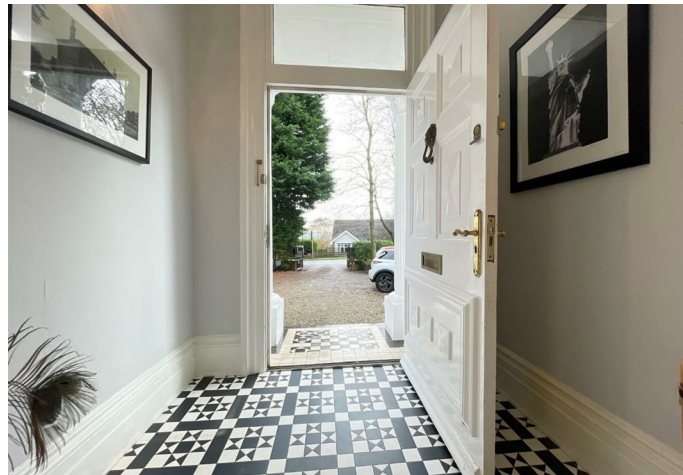
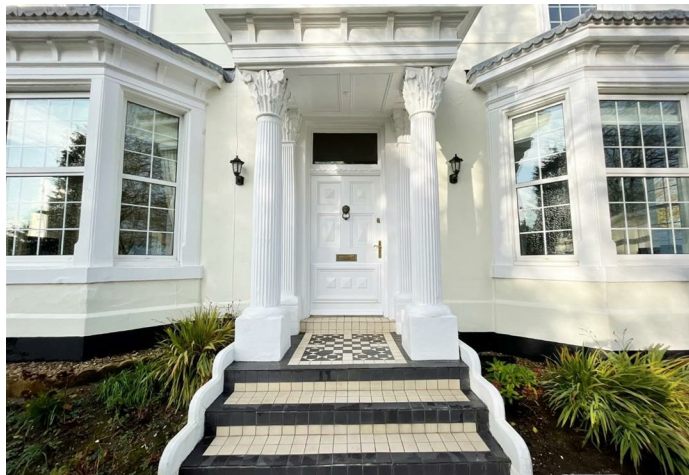
**Council Tax Band:**  
**EPC Rating: E**  
**Tenure: Freehold**

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS *Tees Valley*



## The Green Elwick, TS27 3ED

\*\*\* NO CHAIN INVOLVED \*\*\* VACANT POSSESSION ASSURED \*\*\* A rare opportunity, we are pleased to bring to the market this beautiful double fronted 'Georgian' style property occupying a prime and enviable position on the east entrance into Elwick Village. The home offers spacious and well proportioned accommodation measuring over 3000 sq. ft. with FOUR BEDROOMS, THREE RECEPTION ROOMS & GENEROUS CONSERVATORY extension. The property is set back from the road with gravelled entrance, surrounding gardens and DETACHED OUTBUILDING to the rear. An internal viewing is essential to appreciate the combined space, character, and potential on offer. The internal layout comprises: columned portico into the entrance porch and through to an inviting entrance hall which incorporates stairs to the first floor and access to multiple rooms. The generous bay fronted lounge includes an attractive granite fire surround with open fire and double doors into the conservatory extension, whilst a second bay fronted sitting room leads through to the dining room with log burner fire. The kitchen is fitted with a range of units to base and wall level and includes a large cooking range, whilst giving access to a matching utility area and additional access to the conservatory. To the rear of the hall is a useful guest cloakroom/WC and boiler/storage room. To the first floor, from the landing is access to all four bedrooms, the master bedroom benefitting from an attractive en-suite shower room, the remaining bedrooms are served by an impressive family bathroom with four piece suite.





















Externally are mature surrounding gardens, backing onto open fields at the rear with a gravelled front affording ample of road parking. A private enclosed courtyard style garden is shared by the main house and outbuilding allowing a perfect setting for entertaining family and friends. The detached two storey outbuilding had previously approved planning permission to be converted into two bedroom living accommodation, ideal for a dependant relative, guest/working quarter (proposed plans can be provided on request). Please contact Robinsons Tees Valley Hartlepool to arrange a viewing (in association with Smith & Friends).

## **GROUND FLOOR**

### **ENTRANCE PORTICO**

Attractive column entrance, ceramic tiled threshold and steps.

### **ENTRANCE PORCH**

Accessed via heavy panelled entrance door with fanlight above, attractive tiled flooring, deep coved ceiling, internal door into the entrance hall.

### **INVITING ENTRANCE HALL**

An inviting entrance hall which incorporates stairs to the first floor and access to multiple reception rooms. Upgraded flooring, attractive feature archway and coving.

### **GUEST CLOAKROOM/WC**

Fitted with a two-piece white suite comprising: generous vanity unit with mixer tap, low level WC, part tiled walls, uPVC double glazed box window to the rear aspect.

### **BOILER ROOM**

Walk-in boiler cupboard/storage room.

### **MAIN LOUNGE 20'9 x 15'4 (6.32m x 4.67m)**

A generous family lounge with large uPVC double glazed bay window to the front aspect, additional uPVC double glazed window to the side aspect, attractive granite fire surround with open fire, deep coving to ceiling, double doors into the conservatory.

### **SITTING ROOM 18'6 x 15'7 (5.64m x 4.75m)**

A dual aspect sitting room which links to the dining room, whilst enjoying a good degree of natural light from a large uPVC double glazed bay window to the front aspect and additional uPVC double glazed window to the side, attractive fire surround with granite hearth, archway into the dining room, deep coved ceiling.

### **DINING ROOM 15'7 x 11'10 (4.75m x 3.61m)**

Offering a variety of uses, with feature fire surround, granite base and log burner, shelving and storage to alcove, uPVC double glazed window to the side aspect, deep coved ceiling.

### **KITCHEN 15'7 x 13' (4.75m x 3.96m)**

Fitted a range of units to base and wall level with granite worktops and matching splashback incorporating an inset twin Belfast style sink with mixer tap, recessed cooking range with double extractor hood over, glass fronted display cabinets, wine racks and drawer storage, uPVC double glazed window to the side, barn style door providing additional access to the conservatory.

### **UTILITY AREA 11'4 x 7'8 (3.45m x 2.34m)**

Fitted with a matching range of units, recess for free standing American style fridge/freezer, uPVC double glazed window, door to the rear garden.

### **CONSERVATORY 18'3 x 17'2 (5.56m x 5.23m)**

A generous 'Victorian' style conservatory extension to the side with 'cathedral' style windows and uPVC double glazed French doors to the rear garden.

## **FIRST FLOOR**

### **HALF LANDING**

Arched uPVC double glazed window overlooking the rear courtyard, outbuilding and fields behind.

### **MAIN LANDING**

Access to all four bedrooms and the family bathroom.

### **BEDROOM ONE 19'10 x 15'7 (6.05m x 4.75m)**

A generous master bedroom with double wardrobe and drawers below, matching window seat with drawers below, two uPVC double glazed windows, attractive column style radiator, access to the en-suite.

### **EN-SUITE SHOWER ROOM/WC**

Fitted with an attractive four-piece suite comprising: walk-in shower with protective glass screen and chrome overhead shower, inset basin within a detailed ornate vanity stand with storage and matching mirror above, low level WC, bidet, tiling to shower splashback, uPVC double glazed window to the side aspect, attractive column style radiator.

### **BEDROOM TWO 17'9 x 15'6 (5.41m x 4.72m)**

uPVC double glazed window to the front aspect, double radiator.

### **BEDROOM THREE 15'6 x 12'9 (4.72m x 3.89m)**

uPVC double glazed window to the side aspect, feature fire surround with tiled inserts and open grate.

### **BEDROOM FOUR 12'5 x 6'9 (3.78m x 2.06m)**

uPVC double glazed window to the front aspect, single radiator.

### **FAMILY BATHROOM/WC**

An impressive family bathroom fitted with a four piece suite comprising: walk-in shower area with protective glass screen and chrome overhead shower, free standing roll-top style bath with mixer tap and shower attachment, wash hand basin, high level WC, marble style tiling to shower splashback and flooring, two uPVC double glazed windows to the side aspect, attractive column style radiator.

### **OUTSIDE**

The mature surrounding gardens back onto open fields at the rear, with a gravelled front affording ample of road parking. A private enclosed courtyard style garden is shared by the main house and outbuilding, allowing a perfect setting for entertaining family and friends.

### **ADJACENT OUTBUILDING/POTENTIAL LIVING SPACE**

Offering conversion potential with proposed plans available on request. Currently used for storage with room above. Proposed plans indicate an open plan ground floor living space with separate kitchen/utility area and ground floor shower room, whilst the first floor would be altered to include two bedrooms and a separate bathroom. Ideal for a dependant relative/guest quarter.

### **LOCATION**

Elwick House stands proudly on the east entrance into Elwick Village with easy access to the A19 trunk road. Hartlepool and the neighbouring village of Dalton Piercy can be found within a short drive.

### **NB**

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

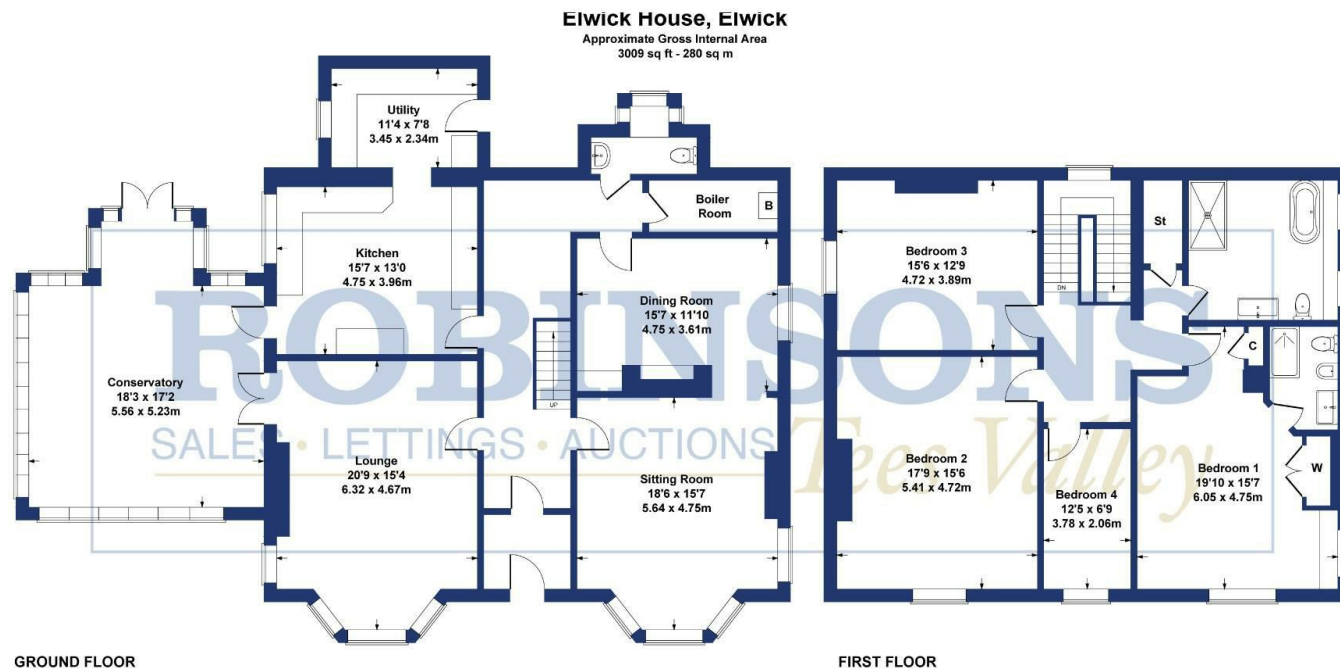








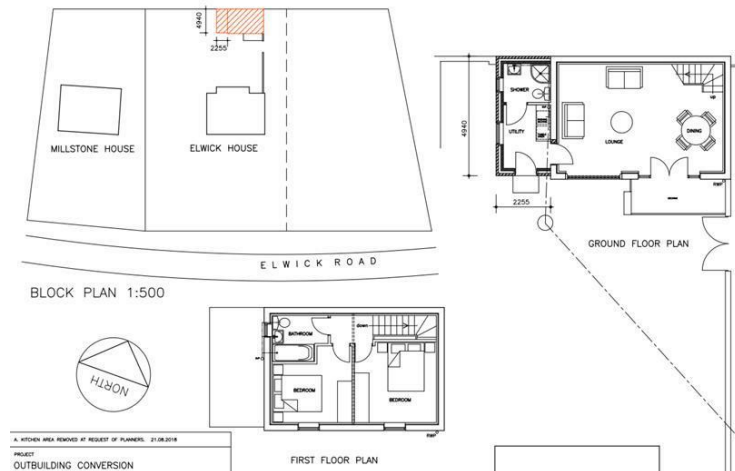




**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

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Produced by Potterplans Ltd. 2022



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (82 plus) <b>A</b>                          |           | <b>74</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>                            | <b>42</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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 Tees Valley can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons Tees Valley staff may benefit from referral incentives relating to these services.