



**Beckwood House Front Street, Hart Hartlepool TS27 3AJ**

**welcome to**

## **Beckwood House Front Street, Hart Hartlepool**

An amazing and exceptionally large, detached house with superb accommodation including a self contained apartment and having an adjoining property suitable for a separate cottage with land and outbuildings.

### **Entrance Porch**

Inner door leading to:-

### **Entrance Hallway**

Staircase to first floor, large open understair area, store cupboard below, delf rack radiator, ornate coved cornicing.

### **Lounge**

15' 3" x 12' maximum ( 4.65m x 3.66m maximum )  
Beam ceiling, full height cottage style fireplace with large beamed mantle, cast iron stove with flame and coal effect fire, quarry tiled hearth, radiator.

### **Dining Room**

14' 10" x 10' 9" maximum ( 4.52m x 3.28m maximum )  
Sliding patio window to rear, radiator, ornate coved cornicing.

### **Sitting Room**

15' x 13' ( 4.57m x 3.96m )  
Fireplace with inset living flame, coal effect gas fire, radiator, coved cornicing.

### **Kitchen / Diner**

20' 10" x 13' maximum ( 6.35m x 3.96m maximum )  
High beam ceiling, inset lighting, fitted with a range of solid antique oak fronted wall and base units with complementing working surfaces with inset 1 1/2 bowl sink/drainer unit with brass swivel mixer tap, integrated dishwasher, fridge, built in ceramic hob with concealed pull out extractor hood above, built in microwave oven, eye level electric fan assisted double oven, cottage style fireplace, recess fitted Rayburn with matching oak fronted units to each recess, wall units, glazed fronted display cabinets, plate rack with concealed under lighting, radiator, 2 windows to rear, double patio door leading to South facing rear garden.

### **Utility Room**

12' x 7' ( 3.66m x 2.13m )  
Fitted with a range of wall and base units with complementing marble effect working surfaces, inset stainless steel sink/drainer unit, recess and plumbing for washing machine, wall mounted gas combination boiler, radiator, coved cornicing.

### **Guest Cloakroom**

Wash hand basin with mixer tap, low level low flush WC, external window, coved cornicing.

### **Large Rear Hall**

Radiator, rear door to garden, direct access door to garage, understairs store cupboard.

### **First Floor**

### **Large Galleried Landing**

Large window to front, recess built in shelved linen cupboard, ornate coved cornicing, loft void access.

### **Master Bedroom**

14' 6" maximum x 13' maximum ( 4.42m maximum x 3.96m maximum )  
Fitted with high quality Hammonds bedroom furniture comprising of:- 3 double wardrobes, corner dressing/drawer unit, additional drawer unit, full height display feature, radiator, coved cornicing.

### **Large En Suite**

Fitted with panelled bath with mixer tap and shower attachment, bidet, inset wash hand basin with mixer tap in long vanity unit with cupboards below and above, mirrored cupboard and drawer unit, WC, shower cubicle with electric shower, radiator, recess



built in storage cupboard, velux roof window.

### **Bedroom 2**

13' 6" maximum x 12' ( 4.11m maximum x 3.66m )  
Fitted with a range of built in wardrobes, storage unit, co-ordinating dressing unit, radiator.

### **Bedroom 3**

12' 6" x 12' maximum ( 3.81m x 3.66m maximum )  
Fitted with double wardrobe, mirrored shelved cupboard, over bed storage unit, corner shelf display unit, drawer dresser unit, radiator, coved corning.

### **Bedroom 4**

13' x 9' 10" ( 3.96m x 3.00m )  
Coved corning, radiator.

### **Family Bathroom**

Corner Jacuzzi bath, pedestal wash hand basin, WC, shower cubicle with mains shower, electric heated towel rail, electric razor point, wall cupboard, radiator.

### **Apartment**

Ground floor level access to first floor apartment, staircase to first floor apartment, accessed independently or through the garage.

### **Lounge / Kitchen**

18' 7" x 15' 4" ( 5.66m x 4.67m )  
Fitted base units including stainless steel sink with mixer tap, window to front, radiator.

### **Bedroom**

12' 3" x 11' ( 3.73m x 3.35m )  
Radiator, window to front.

### **En Suite**

Panelled bath with electric shower over, pedestal wash hand basin, WC.

### **Externally**

### **Rear**

With access from a pillowed entrance drive, there is a large area of land with parking space for several vehicles, enclosed by an original stone wall to the rear and to one side which there is a detached brick built garage. To the other side there is a large detached building with double pitched tiled roof suitable stable block or for conversion subject to planning permission, external toilet block.

### **Garage**

39' 6" x 27' 6" ( 12.04m x 8.38m )  
High double pitched roof, installed with electronically operated hydraulic car hoist and includes a small office with telephone point.

### **Garage To Front**

With main property, large integral car garage with 2 double up and over doors providing off street parking for several cars, 2 panelled radiators, sink with hot and cold feed, numerous power points, direct access to house and also door with access to secondary staircase leading to first floor apartment.

### **Front**

Double width drive, predominately laid to lawn.

### **Extension**

34' 6" maximum x 25' maximum ( 10.52m maximum x 7.62m maximum )  
Adjoining the property, very large extension originally intended for an indoor swimming pool, but also suitable for additional accommodation or even a separate dwelling subject to the necessary planning permission being obtained, high double pitched roof with access from the rear, 3 velux roof windows.



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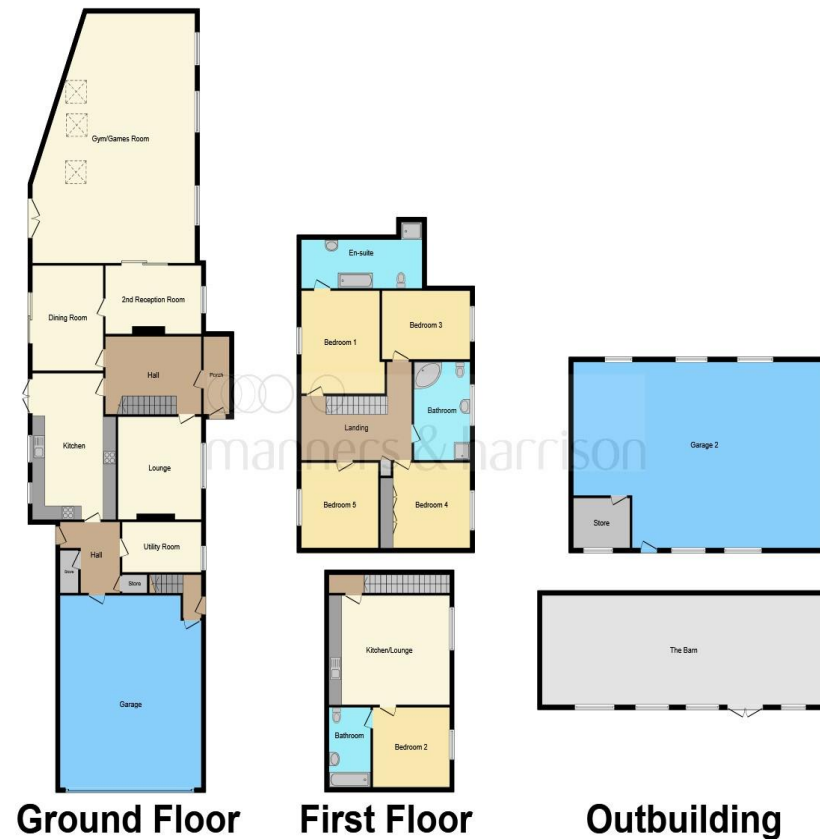
welcome to

## Beckwood House Front Street, Hart Hartlepool

- INCLUDES SELF OBTAINED APARTMENT
- IMMEDIATE VACANT POSSESSION
- RARE OPPORTUNITY
- DOUBLE GARAGE
- UTILITY ROOM

Tenure: Freehold EPC Rating: D

offers in the region of  
**£575,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
HAR117503 - 0004

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