



**Mill Rise Sheraton West Grange Farm, Elwick Hartlepool TS27
3ES**

welcome to

Mill Rise Sheraton West Grange Farm, Elwick Hartlepool

Nestled within the rolling hills of the countryside, this exceptional three-bedroom end-bank barn conversion offers a rare chance to embrace a peaceful rural lifestyle while enjoying high-end modern comforts. Set within an exclusive development of just five bespoke dwellings.

Agent's Note

One of the standout features is the home's private water supply, which is included as part of the development-meaning you don't pay for water usage. It's another testament to the sustainable and self-sufficient lifestyle this property supports.

Another fantastic benefit is the quarterly income generated through the energy system via RHIC, providing the owner with an added financial return as part of the properties sustainable infrastructure.

In addition, residents have access to a private communal gym, exclusively for the five homes within this unique development-a wonderful bonus that adds to the lifestyle appeal.

This truly is a property that offers more than just a home-it's an opportunity to adopt a new way of living. With high-spec finishes, eco-conscious features, and a strong sense of community, all set in one of the area's most peaceful and private countryside locations, this is an opportunity not to be missed.

There is a £75 per month charge which covers a wide range of amenities, including maintenance of the communal grounds, security systems, electronic gates, and the on-site gym. Any unspent funds are retained in a communal reserve, allowing residents to decide collectively how best to invest in the continued enhancement of the development.

Entrance Vestibule

Wooden solid door to side, window to front.

Entrance Hallway

Cupboard housing heating pump, exposed beams, skylights, solid oak flooring.

Lounge

18' 1" Max x 17' Max (5.51m Max x 5.18m Max)
Window to front, window to rear, log burner housed in chimney , exposed beamwork, spotlighting, under floor heating, solid oak flooring.

Kitchen

13' 6" x 8' 7" (4.11m x 2.62m)
Window to rear, exposed beamwork, fitted with a range of wall and base units with contrasting working surfaces and complimenting splashback tiling, integrated dishwasher, washing machine and dishwasher, sink/drain unit with mixer tap, spotlighting, American fridge/freezer, solid oak flooring.

Garden Room

12' 6" x 10' 8" (3.81m x 3.25m)
French door to side, window to rear.

Bedroom 2

8' 8" x 13' 1" Max (2.64m x 3.99m Max)
French doors to rear garden, under floor heating, solid oak flooring.

Ensuite

Shower cubicle, vanity wash hand basin incorporating low level low flush wc.

Bedroom 1

13' 1" Max x 13' 7" Max (3.99m Max x 4.14m Max)
Window to front, loft hatch access, solid oak flooring.





Ensuite

Walk in shower, vanity wash hand basin, low level low flush wc.

Bedroom 3

9' 5" x 5' 4" (2.87m x 1.63m)
Window to front, solid oak flooring.

Externally

Front Garden

Expansive area of land to the front aspect.

Rear Garden

The rear garden is a private suntrap, landscaped to create a low-maintenance yet high-impact outdoor retreat, complete with a stylish bar, summer house, and varied seating areas-ideal for entertaining or unwinding in complete seclusion.



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Mill Rise Sheraton West Grange Farm, Elwick Hartlepool

- PRIVATE REMOTE CONTROLLED GATED ACCESS
- TRANQUIL SETTING
- 2 ENSUITE BATHROOMS
- EXTENSIVE AREA OF LAND TO THE FRONT
- ACCESS TO PRIVATE COMMUNAL GYM

Tenure: Freehold EPC Rating: C

offers in the region of

£600,000



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