



**Hudworth Gatehouse The Village, Castle Eden Hartlepool TS27
4SJ**

welcome to

Hudworth Gatehouse The Village, Castle Eden Hartlepool

A rare opportunity to acquire one of Castle Eden's most distinguished residences - the former gatehouse to Hudworth Tower. Masterfully restored and reimaged, this four-bedroom, three-reception-room, three-bathroom detached home blends architectural heritage with uncompromising modern luxury.

Entrance Hallway

A welcoming composite entrance door opens into a generous vestibule, setting the tone for the home's exceptional quality. From here, a central hallway leads to all principal ground floor rooms - the lounge, family room, and open-plan kitchen/dining area and sunroom - with stairs rising to the first floor. The space is enhanced by heritage-style UPVC double-glazed windows and doors, Amtico flooring, and underfloor heating, with a conveniently located downstairs WC.

Rear Lobby

Designed with practicality in mind, the rear lobby functions as both a boot room and utility space. A composite door provides access to the rear grounds, while built-in storage cupboards offer ample capacity. Additional features include Amtico flooring, underfloor heating, a wall-mounted combi boiler, washing machine, and an integrated CCTV system.

Downstairs Wc

Beautifully appointed with a concealed-cistern low-flush WC and wash hand basin, complemented by a feature tiled wall. Finished with Amtico flooring, underfloor heating, ceiling spotlights, and an extractor fan.

Lounge

13' 3" x 15' 2" (4.04m x 4.62m)

A double-aspect reception room of impressive charm, featuring exposed timber beams and an exposed brick feature wall. French doors with side panels open to the front aspect, creating a seamless connection to the outdoors. Amtico flooring and underfloor heating complete the space.

Sunroom

8' 4" x 14' 7" (2.54m x 4.45m)

Flooded with natural light from its triple aspect and two roof skylights, the sunroom provides an inviting retreat. French doors open to the side, while a picture window to the front frames views of the grounds. Finished with Amtico flooring, underfloor heating, ceiling spotlights, and feature acoustic wall panelling.

Family/Dining/Kitchen

Family Area - 11' 8" x 14' 8" A triple-aspect family living space, open to the sunroom, with a built-in under-stairs storage cupboard. Exposed beams extend into the kitchen/diner, drawing the eye to the original restored fireplace.

Kitchen/Dining Area - 16' 4" max x 14' 2" max A superbly appointed kitchen combining bespoke joinery and luxury finishes. A beautiful range of base and dresser units in contrasting olive and cream tones are complemented by brushed brass hardware, quartz work surfaces with matching upstands, and Fired Earth tiled splashbacks. The Belfast sink with mixer tap is paired with state-of-the-art appliances, including an inset smart combi oven/microwave, another oven, smart hot plate with remote control, five-ring gas hob, range cooker, and integrated dishwasher. A freestanding American-style fridge/freezer is also included. Two custom-made dressers provide additional storage and display space. Amtico flooring, underfloor heating, and spot/feature lighting complete the area.

Lounge/Diner

A versatile triple-aspect reception with a composite double-glazed side door and internal glazed window into the sunroom. Features include exposed





beams, Amtico flooring, underfloor heating, and a combination of spotlights and feature downlighting.

Landing

A bright and airy space with a UPVC double-glazed window to the side. Provides access to all principal first-floor rooms and includes a loft hatch with pull-down staircase.

Bedroom 1

14' 9" x 14' 5" (4.50m x 4.39m)

A generously proportioned principal bedroom, filled with natural light from four Velux skylights (two front-facing, two to the rear). Fitted with two built-in wardrobes, this elegant suite offers both comfort and practicality. A door leads to the en suite shower room.

En Suite

Luxuriously appointed with full-height tiling, a feature wet-room area, rainfall shower with handheld attachment, and feature shelving. Additional fittings include a Velux skylight window to the rear, LED Bluetooth mirror, cast-iron radiator, low-level concealed-cistern WC, vanity unit with wash basin, extractor fan, and tiled flooring

Bedroom 2

9' 3" x 13' 4" (2.82m x 4.06m)

A well-proportioned double bedroom with rear-facing window, radiator, built-in wardrobe, and door to a private en suite.

En Suite 2

Finished to an exceptional standard with a walk-in wet-room shower, rainfall shower head and handheld attachment, fully tiled walls and floors, low-level concealed-cistern WC, vanity unit with wash basin, Bluetooth/touch LED mirror, wall-mounted TV, and extractor fan.

Bedroom 3

8' 9" x 10' 6" (2.67m x 3.20m)

Front-facing window, radiator, and built-in wardrobes.

Bedroom 4/study

Currently used as study, UPVC double glazed window to front, radiator.

Family Bathroom

A statement space featuring a freestanding bath with central mixer tap, fully tiled walls and flooring, concealed-cistern WC, vanity unit with wash basin, wall-mounted black vertical radiator, wall-mounted TV, extractor fan, and ceiling spotlights. Side-facing window provides natural

Loft Space

A versatile, fully carpeted loft with two Velux skylight windows to the front, two radiators, power, and lighting - ideal for additional storage or conversion potential.

Externally

Approached via a private driveway, the property enjoys a high degree of privacy and offers extensive parking for six or more vehicles. The gardens wrap elegantly around the house and are complemented by a block-paved patio and paved pathways extending around the property. Outdoor features include downlighting, electric points, power outlets, an EV charging point, and a part-fenced lawned garden to the rear.



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welcome to

Hudworth Gatehouse The Village, Castle Eden Hartlepool

- IDYLIC VILLAGE LOCATION
- LUXURIOUS FINISHES THROUGHOUT
- AMTICO FLOORING WITH UNDERFLOOR HEATING
- GARDEN ROOM
- SURROUNDED BY ANCIENT WOODLAND

Tenure: Freehold EPC Rating: D
Council Tax Band: Deleted

£595,000



Ground Floor



First Floor

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

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