



Unique two bedroom Grade II registered detached cottage, originally two farm cottages and listed in various publications as a property of historical interest. Having undergone a comprehensive refurbishment, including rewire, gas central heating system, replaced 'sash' windows, new kitchen, bathroom and landscaped rear garden. This stunning property has been tastefully remodelled and improved by the current owner, while retaining many original features, and viewing is a must to truly appreciate what's on offer. The property is situated in the sought after village of Elwick, close to a good range of local amenities including pubs, Ofsted rated 'outstanding' primary school and local farms selling fresh local produce. The property is within easy reach of Hartlepool, with great transport links to the North and South via the nearby A19.

The accommodation briefly comprises of: entrance, fitted kitchen with a range of appliances, open plan lounge and dining area with Inglenook fireplace, multi-fuel burner and ornate staircase. From the kitchen is a useful rear lobby and large pantry. To the first floor are two double bedrooms and a modern white and chrome family bathroom.

Externally there is a double gate to the side for access to the landscaped rear garden, with off street parking for three cars. The stunning rear garden has a sunny decking area, decorative slate chippings and wood store.

**The Green, Hartlepool, TS27 3ED**

**2 Bed - Cottage - Detached**

**£250,000**

**EPC Rating: E**

**Council Tax Band: C**

**Tenure: Freehold**



**SMITH &  
FRIENDS**  
ESTATE AGENTS

# The Green, Hartlepool, TS27 3ED



## GROUND FLOOR

### ENTRANCE

Glass panelled solid wood front door, door opening into the lounge/dining area, slate flooring through to:

### KITCHEN

**14'8 x 7'3 ( max ) ( 4.47m x 2.21m ( max ) )**

Fitted with a range of 'shaker' style wall, base and drawer units with solid wood block work surfaces, Belfast sink with brushed chrome mixer tap, halogen hob and fan assisted oven, integrated appliances include washing machine and fridge/freezer; double glazed sash window to side, spotlighting and door into the rear lobby.

### REAR LOBBY

**12'11 x 3'10 ( 3.94m x 1.17m )**

Window to rear, composite door with glass insert, radiator and door into the pantry.

### PANTRY

**11'10 x 3'8 ( 3.61m x 1.12m )**

Ideal storage space, window to rear, power point.

### LOUNGE/DINING AREA

**20'6 x 15'1 ( 6.25m x 4.60m )**

Two hardwood double glazed sash windows to the front, feature Inglenook fireplace with log burner, wooden ceiling and wall beams, parquet flooring, spotlights, two radiators, staircase to first floor.

## FIRST FLOOR

### LANDING

Access to both bedrooms and family bathroom.

### BEDROOM 1 ( front )

**16'3 x 9'10 ( 4.95m x 3.00m )**

Dual aspect hardwood double glazed sash windows and radiator.

### BEDROOM 2 ( front )

**10'7 x 8'11 ( 3.23m x 2.72m )**

Hardwood double glazed sash window and radiator.

### FAMILY BATHROOM/WC

Modern white and chrome suite comprising: panelled bath, thermostatic shower over and glass shower screen, wash hand basin, low level WC, built-in storage, heated towel rail and hardwood double glazed sash window to rear.

### EXTERNALLY

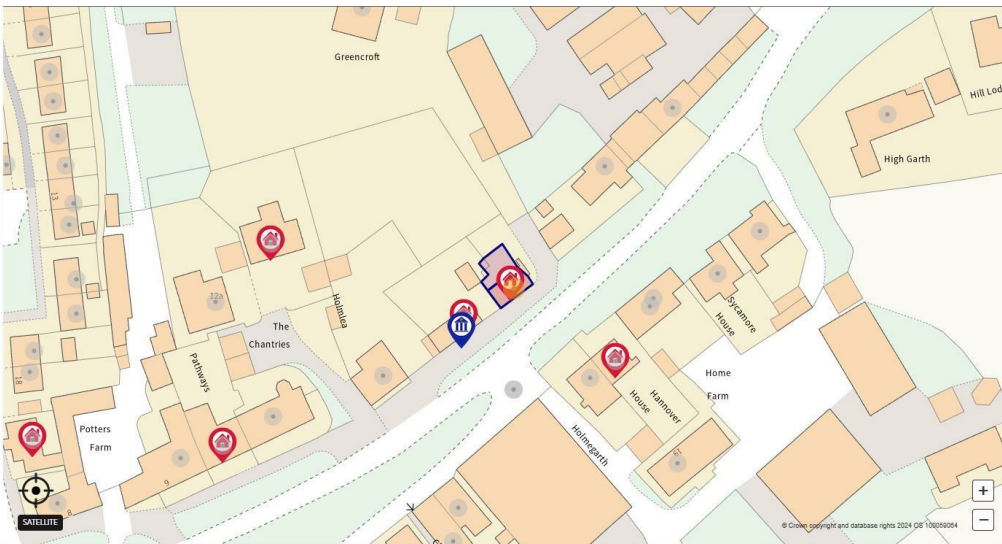
There is a double gate to the side for access to the landscaped rear garden with off street parking for three cars. The stunning rear garden has a sunny decking area, decorative slate chippings and wood store.

### NB

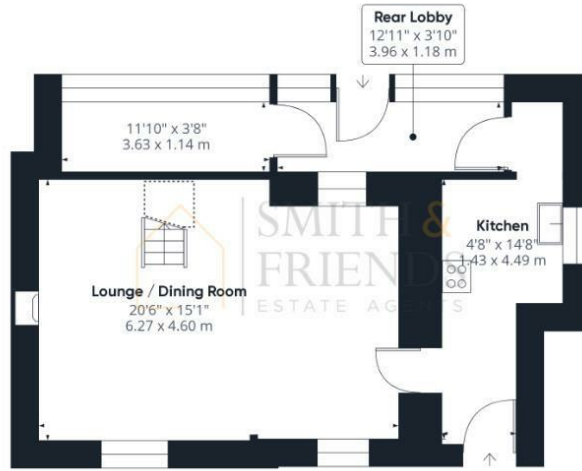
Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



# The Green, Hartlepool, TS27 3ED



# The Green, Hartlepool, TS27 3ED



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
814.64 ft<sup>2</sup>  
75.68 m<sup>2</sup>

Reduced headroom  
12.28 ft<sup>2</sup>  
1.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

106 York Road, Hartlepool, TS26 9DE

01429 891100

hartlepool@smith-and-friends.co.uk

www.smith-and-friends.co.uk



SMITH &  
FRIENDS  
ESTATE AGENTS