



Orchard House
Briarfields Close | Hartlepool | County Durham | TS26 0FG

 FINE & COUNTRY

STEP INSIDE

Orchard House is an exceptional seven-bedroom residence where impressive scale, considered design and a genuine feeling of warmth and comfort come together beautifully. From the moment you enter, the quality of the construction and attention to detail are immediately apparent, with generous proportions, high ceilings, solid wood features and oversized doors creating a sense of grandeur.

At the heart of the home is a magnificent entrance hall, centred around an elegant spiral staircase which rises through the property and creates an unforgettable first impression. The stunning flooring is an intricate design crafted from marble and precious stones, forming a striking decorative pattern that immediately sets the tone for the exceptional quality and craftsmanship found throughout the house.

The accommodation has been thoughtfully arranged to balance everyday family life with entertaining on a grand scale, with four reception rooms, including a kitchen/breakfast room, family room, formal dining room and formal lounge, offering a variety of spaces in which to relax, work and gather.

The principal living areas are beautifully proportioned and filled with natural light, combining impressive scale with an atmosphere that is warm and welcoming. Sophisticated finishes and carefully considered details can be found throughout, complemented by Lutron intelligent lighting, which provides refined control over the home's lighting environment. A fixed Bang & Olufsen sound system extends across the first and second floors, delivering an integrated audio experience throughout the upper levels. Individually zoned underfloor heating on both floors further enhances comfort, allowing temperatures to be tailored to different areas of the home.

For more informal occasions, the dedicated cinema room provides the perfect setting for film nights and sporting events, while a generous games room/office offers additional flexibility. The leisure facilities are a particular highlight, with a private gym, sauna and indoor swimming pool with hot tub creating a superb wellness suite that brings a genuine sense of five-star luxury into everyday life.

The bedroom accommodation is equally impressive, with seven spacious bedrooms served by five bathrooms and en-suites. The upper floor offers further versatility, including a substantial additional room that could be used as a teenage retreat, games room, lounge or further bedroom accommodation, depending on individual requirements.

A self-contained guest apartment above the detached triple garage provides excellent independent accommodation for family members, guests or multi-generational living, while the overall flexibility of the layout ensures Orchard House can easily adapt to changing lifestyles for years to come.

Despite its impressive proportions, Orchard House never feels overwhelming. Instead, the thoughtful arrangement of rooms creates a natural flow between family spaces, areas for entertaining and quieter retreats, resulting in a home designed not only to impress, but to be truly enjoyed.





SELLER INSIGHT

“ From the moment we first discovered Orchard House, we were captivated by its exceptional design, meticulous attention to detail and remarkable quality of build. There is something wonderfully special about the house; it is warm, inviting and incredibly spacious, yet never feels imposing. We have often heard it described as a 'Home Alone' house – the kind of magical home you might expect to find in a Christmas film – and we can completely understand why.

Since moving here in 2021, we have cared for Orchard House with the same pride and attention with which it was created, while also enhancing its efficiency with a commercial-grade hybrid air source heat pump system and rapid electric vehicle charging. From the dramatic spiral staircase and beautiful high ceilings to the solid oak, oversized doors and atmospheric Lutron lighting, there is something to appreciate around every corner. The indoor pool is particularly special, creating that wonderful feeling of being on holiday, while the cinema, spa, sauna and games room have provided endless enjoyment for family and friends.

Orchard House has been the setting for so many memorable occasions, from milestone birthdays and garden parties to family celebrations and a very special Christmas party complete with a surprise visit from Father Christmas. It really does feel like having your own private spa hotel, with the flexibility to host everything from relaxed family gatherings to elegant dinners and pool parties.

We will also miss the peace and privacy of the setting. Once you pass through the gates, it is easy to forget that you are within such convenient reach of Hartlepool's amenities, the A19 and the wider region. With Ward Jackson Park, Summerhill Country Park and Hartlepool Cricket Club close by, as well as the marina, historic quay and excellent transport links, the location offers a wonderful balance of tranquility and convenience.

Our decision to sell is a reluctant one as we look towards relocating, and we genuinely feel that Orchard House will be very difficult to replace. What we hope the next owners will appreciate most is the rare combination of luxury, space, privacy and remarkable energy efficiency. Thanks to the quality of the construction, solar technology and air source heating, this is a home that offers an extraordinary level of comfort and luxury without the running costs one might expect from a property of this scale.

If we could take one thing with us, we would take the whole house. Orchard House has been a very special home, and we hope its next owners will love living here as much as we have.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















STEP OUTSIDE

Approached through private gates, Orchard House enjoys an exceptional sense of privacy and seclusion. There is an immediate feeling of escape, yet the house remains conveniently placed for Hartlepool, the A19 and the wider North East.

The gardens provide a superb setting for both entertaining and everyday enjoyment, with generous lawns and seating areas offering space for summer gatherings, family celebrations and quieter moments outdoors, whether it be mornings in the orchard or evenings around the fire pit. The scale of the grounds complements the proportions of the house perfectly, creating an environment equally suited to hosting large occasions or simply enjoying the peace and tranquillity of home.

A rooftop terrace offers a wonderful place to sit and enjoy the sunshine, while the variety of outdoor spaces allows owners to follow the light throughout the day. Once through the gates, there is a real sense of privacy and calm.

Practicality has been considered alongside luxury. The property benefits from substantial garaging, together with a large workshop and three stables, providing extensive storage and workspace. Subject to the necessary consents, there is also potential to adapt these buildings into a detached home office, guest accommodation or ancillary living space.

Beyond the gates, residents can enjoy easy access to Ward Jackson Park, Summerhill Country Park and Hartlepool Cricket Club, while the marina, Historic Quay and a wide range of amenities are all within convenient reach. Excellent road, rail and airport connections make travel throughout the region and beyond straightforward.

Orchard House offers a rare opportunity to acquire a home of exceptional quality, combining substantial family accommodation, outstanding leisure facilities and remarkable privacy, all within a highly accessible setting.

Location

Hartlepool offers an appealing blend of coastal living, historic character and excellent everyday convenience. The town's marina provides a lively waterfront setting with a selection of restaurants, bars and cafés, while the historic quay offers a fascinating glimpse into Hartlepool's maritime heritage, including HMS Trincomalee and the National Museum of the Royal Navy Hartlepool. There are extensive shopping and leisure facilities within the town, alongside attractive green spaces including Ward Jackson Park and Summerhill Country Park. Excellent transport links add to its appeal, with direct rail services providing connections towards York, Leeds and London, while the A19 offers straightforward access north and south, placing Durham, Teesside and the wider North East within easy reach. Newcastle International and Teesside Airports are also readily accessible, making Hartlepool a well-connected base for both business and leisure.

Directions

what3words ///total.hike.foods



INFORMATION

Services, Utilities & Property Information

Utilities – Mains electricity, gas, water and drainage, solar panels and hybrid air-source heat pump system

Tenure – Freehold

Property Type – Detached House

Construction Type – Standard

Council Tax – Band H

Parking – Gated driveway for several vehicles plus a triple garage. There is also access to an EV charger.

Mobile Phone Coverage – Check with your provider.

Internet Connection – ZEN Broadband

Public and Private rights of way – N/A

Other information – Solar panels were installed at the property in 2012.

Viewing Arrangements – Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646. Please note that CCTV is in operation at the property and will be in operation during viewings.





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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Total floor area: 187.1 sq.m. (2,013 sq.ft.)

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Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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