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

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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.

Agents 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.

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.

Renewable Heating Incentive

A particularly attractive feature of this property is the benefit of the Renewable Heat Incentive (RHI) payments associated with the air source heat pumps. The current payments are achieving an impressive average of approximately £3,500 per annum, providing the new owner with a valuable additional income stream. The RHI scheme provides quarterly payments to eligible installations for renewable heat generated, subject to the scheme's terms and remaining payment period.

Further Development Potential

Another notable feature is the existing planning consent to extend the front of the property, creating an additional room and providing the opportunity to reconfigure the current layout. This would allow the property to benefit from an additional bedroom, potentially transforming it into a four bedroom home. This approved consent offers exciting scope for a purchaser to further enhance and tailor the property to their individual requirements, adding both versatility and potential value.

Entrance Vestibule

Wooden solid door to side, window to front.

Entrance Hallway

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

Lounge

Window to front, window to rear, log burner housed in chimney, exposed beam work, spotlighting, underfloor heating, solid oak flooring.

Kitchen

Window to rear, exposed beam work, fitted with a range of wall and base units with contrasting working surfaces and complimenting splashback tiling, integrated dishwasher, washing machine and dishwasher, sink/drainer unit with mixer tap, spotlighting, American fridge/freezer, solid oak flooring.

Garden Room

French door to side, window to rear.

Bedroom 2
French doors to rear garden, underfloor heating, solid oak flooring.

En Suite
Shower cubicle, vanity wash hand basin incorporating low level low flush WC.

Bedroom 1
Window to front, loft hatch access, solid oak flooring.

En Suite
Walk in shower, vanity wash hand basin, low level low flush WC.

Bedroom 3
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.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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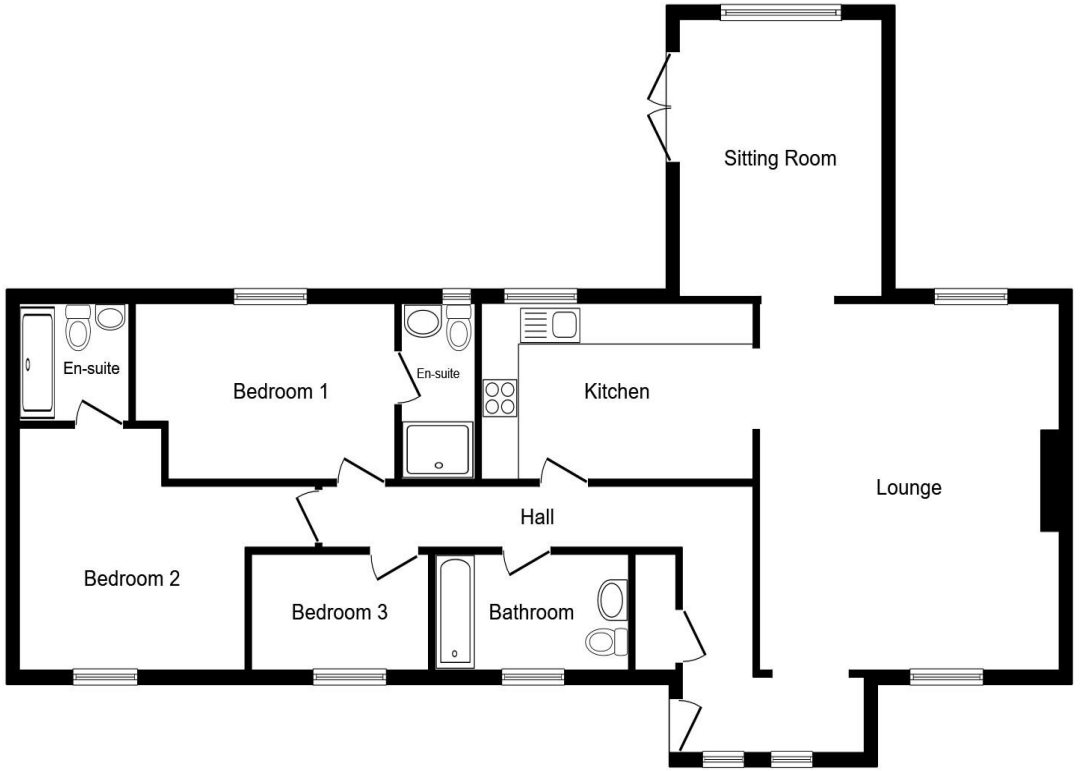
- PRIVATE REMOTE CONTROLLED GATED ACCESS
- TRANQUIL SETTING
- 2 EN SUITE BATHROOMS
- EXTENSIVE AREA OF LAND TO THE FRONT
- ACCESS TO PRIVATE COMMUNAL GYM

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

£550,000



Total floor area 108.8 m² (1,171 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
HAR117580 - 0007

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