



Stockton Road, Castle Eden, TS27 4SH
4 Bed - House - with Land
£600,000

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Stockton Road

Castle Eden, TS27 4SH

Set within in the serene and semi-rural setting of Castle Eden, Hartlepool, this remarkable house, built towards the end of the 1800's, presents a unique opportunity to own a property of significant character and charm. As you enter, you are greeted by an impressive sense of space, with four generously sized reception rooms that include a delightful conservatory, perfect for basking in natural light. This layout is ideal for both lively gatherings and intimate family moments, seamlessly blending comfort with a touch of elegance.

At the heart of the home, the spacious breakfasting kitchen/ dining room is thoughtfully positioned at the rear, The dining room offers delightful views of the beautifully maintained gardens through a large bay window, making it a perfect spot for enjoying meals throughout the seasons. Additionally, a larger than average utility room and a practical cellar provides ample storage, enhancing the functionality of this splendid residence.

The first floor boasts four substantial double bedrooms, two with fitted wardrobes and each designed to provide comfort and privacy, complemented by three well-appointed bathrooms that cater to the needs of modern family life.

Outside, the property truly shines with its expansive gardens, which not only offer a picturesque retreat but also provide sweeping views over the open countryside. This outdoor space is perfect for relaxation, entertaining, or simply enjoying the tranquillity of the surroundings. A double garage adds to the convenience, offering secure parking. An extensive block paved driveway and parking area provides parking for multiple vehicles.

This home is a harmonious blend of timeless elegance and contemporary living, making it a must-see for those seeking a distinctive property in a peaceful location. Experience the charm and character of this exceptional residence for yourself.













LOCATION

Tucked away in the quiet countryside of County Durham, Castle Eden offers a blend of old-world charm and natural beauty that feels a world apart from the everyday. Known for the enchanting Castle Eden Dene National Nature Reserve, the area is a haven of ancient woodland, winding footpaths, and hidden waterfalls. Despite its peaceful, rural feel, Castle Eden sits within easy reach of the dramatic Durham Heritage Coast and key transport links, making it as practical as it is picturesque—a place where countryside living meets quiet convenience.

VIEWINGS

VIA:- Robinsons Wynyard

TEL:- 01740 645444

EMAIL:- info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Durham County Council, Band G - Approx. £4370 p.a

Tenure: Freehold

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - LPG

Electricity supply – Mains

Water Supply – Mains (not metered)

Sewerage – Mains

Heating – Oil Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Selective licencing area – NA

Probate – N/A

Rights & Easements – None known, check with seller

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – check with seller

Planning Permission – Nothing in the local area to affect this property that we are aware of.

Check with seller. Accessibility/Adaptations – any alterations or conversions etc.

Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

Evidence of title

Standard searches (regulated local authority, water & drainage & environmental)

Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion. We will also require any purchasers to sign a buyer's agreement.

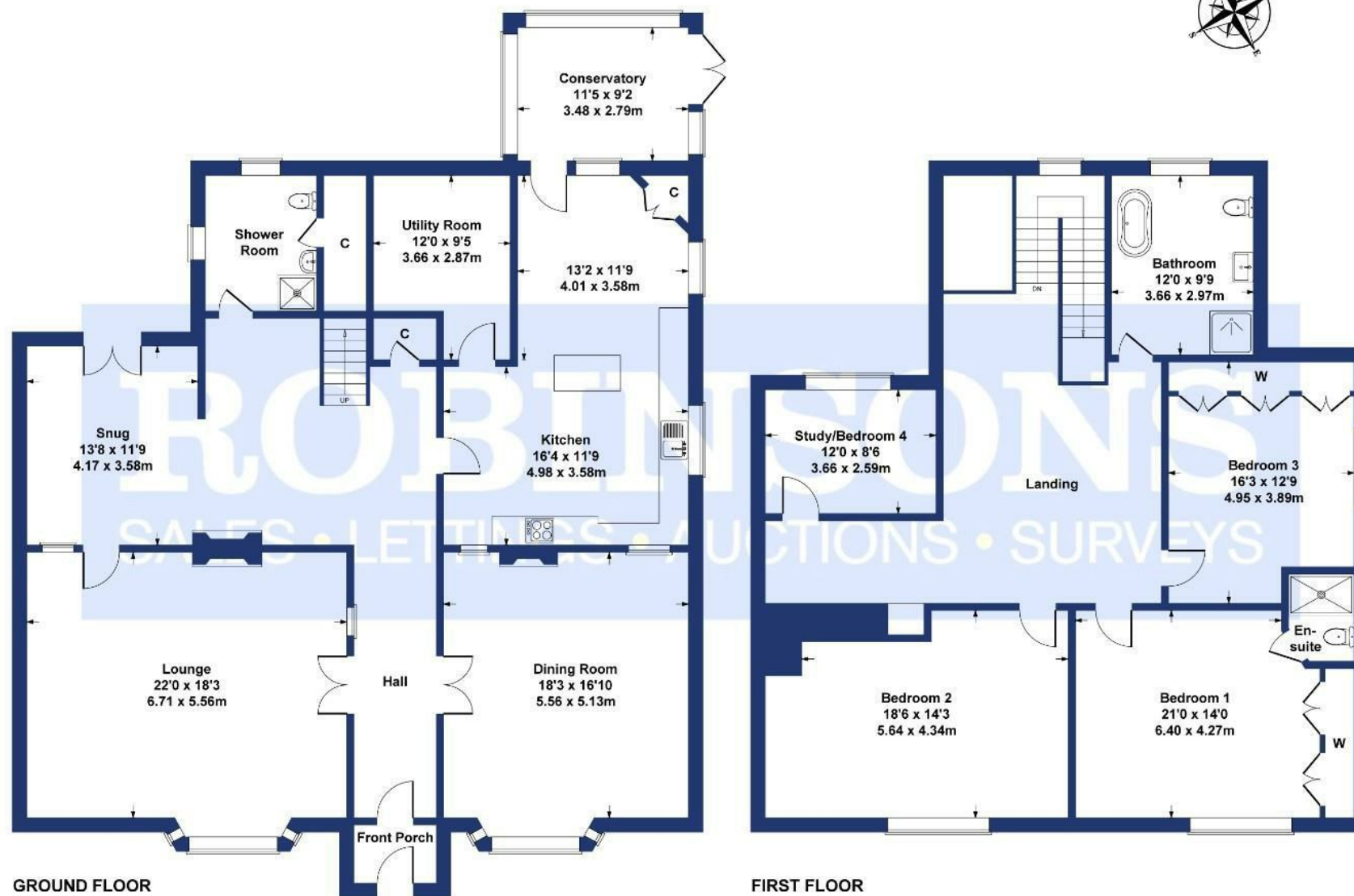


Meadow Bank

Approximate Gross Internal Area
3549 sq ft - 330 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these













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