



High Hesleden, Hartlepool TS27 4QD

- DETACHED FREEHOUSE AND INN, BEAUTIFULLY RESTORED OVER 20 YEARS
 - TRADITIONAL PUBLIC BAR SEATING
 - PET-FRIENDLY 'DOG ROOM' SEATING
- THREE-BEDROOM SELF-CATERING 'CROW'S NEST' APARTMENT
- AMPLE PRIVATE PARKING, WIDE DRIVEWAY AND DOUBLE GARAGE
- ELEVATED COASTAL LOCATION IN HIGH HESLEDEN WITH PANORAMIC NORTH SEA VIEWS
- ELEGANT RESTAURANT OFFERING FRESH, LOCALLY SOURCED CUISINE
- SIX DELUXE EN-SUITE LETTING BEDROOMS WITH LCD TVS AND WI-FI
- MANICURED GARDENS WITH OUTDOOR SEATING AND SEA VIEWS
- FULLY EQUIPPED COMMERCIAL KITCHEN WITH ESTABLISHED TRADE

Asking Price £795,000





FULL DESCRIPTION

The Ship Inn, High Hesleden, Hartlepool, TS27 4QD
A rare and exciting opportunity to acquire this well-established and highly regarded public house, complete with substantial owner accommodation and a separate modern accommodation block ideal for Airbnb-style lets or holiday rentals. Situated in the peaceful village of High Hesleden, this thriving business benefits from an enviable position with magnificent coastal views, extensive grounds, and significant potential for further development on additional land.

The main pub building blends charming original features with contemporary upgrades, including modern catering kitchens, inviting bar and dining areas, and restroom facilities — creating a welcoming space that has earned a strong local reputation for quality and hospitality. The site offers a large car park, beautifully maintained gardens, and stunning panoramic views over the coast and surrounding countryside, making it a standout destination for locals and visitors alike.

Owner's accommodation is generously proportioned and conveniently located within the main building. It features a spacious landing, fitted kitchen, large lounge/dining room, separate kitchen, three bedrooms, and a modern wet room — providing comfortable family living space away from the business areas.

Adjacent is a separate purpose-built accommodation block offering excellent income potential:

- Six contemporary one-bedroom units, each with en-suite shower rooms — perfect for short-term holiday lets or Airbnb guests.
- A spacious two-storey flat with kitchen, lounge, three bedrooms, and shower room — ideal as additional letting space, manager's accommodation, or family overflow.

The property sits in a desirable part of County Durham, close to the beautiful Durham Heritage Coast with its dramatic cliffs, award-winning beaches such as Seaton Carew and Crimdon Dene, and scenic walking routes including the Durham Coastal Footpath and nearby nature reserves like Hesleden Dene (famous for its woodland flora and wildlife). The area boasts a rich maritime heritage, with easy access to Hartlepool's attractions including the National Museum of the Royal Navy, Historic Quay, vibrant Marina (offering water sports and dining), and family-friendly spots like Summerhill Country Park. The nearby countryside provides peaceful walks, while coastal towns offer golf courses, fresh seafood, and a growing tourism appeal. This is a versatile freehold opportunity combining a successful pub business, high-quality letting accommodation, and development potential in a scenic coastal location — perfect for owner-operators or investors seeking a lifestyle business with strong income streams.

Viewings highly recommended to appreciate the full potential.

RATEABLE VALUE

From April 2026 the estimated rateable value of this business will be £5750.

EPC.

Guest Accommodation

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0142-0563-3304-1635-5559>

Pub/Restaurant

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/6882-5774-1277-3159-4898>

FREEHOLD.

We have been informed that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

PROPERTY PORTALS.

We are proud to be affiliated with the UK's leading property portals.

Our properties are displayed on [Rightmove.co.uk](https://www.rightmove.co.uk), [Zoopla.co.uk](https://www.zoopla.co.uk) & [OnTheMarket.com](https://www.onthemarket.com).

PROPERTY VIEWING.

Contact Stuart Edwards Estate Agents for an appointment to view.

FREE VALUATION.

Our family run business is made up of friendly, professional people who have extensive experience of the housing market. We understand estate agencies come and go, but Stuart Edwards Estate Agents has consistently secured high levels of sales throughout a 40 year period.

If you would like to arrange a free no obligation valuation, please contact Stuart Edwards Estate Agents today!

THE PROPERTY OMBUDSMAN.

Membership is held with The Property Ombudsman for sales and lettings.

THANKS.

Thank you for accessing these details. Should there be anything further we can assist with, please contact our office.

Please note Stuart Edwards Estate Agents is the trading name for Bluepace Durham Ltd.







Council Tax Band: A
EPC Rating: C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.