



# UltimateHomes&Finance

Elwick House, The Green, Elwick, Hartlepool, TS27 3ED



**£1,995 pcm**

Ugroup are pleased to release to the lettings market a rare and fantastic executive property situated within the sought after area of Elwick Village.

People often remark to us how charming a house this is occupying a most attractive site on the fringe of this pretty village. Lots of money spent on a superb Kitchen and remodeled Family Bathroom.

**Property Description** Probably one of the most admired properties in the area, an imposing early 'Victorian/ late 'Georgian' style double fronted 4 Bedroomed Detached Residence occupying a most attractive site of about 0.6 acres. The property has been transformed since we last saw it. A most impressive Kitchen and Utility Area have been installed to include an 'Aga' and granite worktops with quality fittings incorporated.

The Main Family Bathroom has been tastefully remodelled to include a roll edge bath, 'Wet Room' and expensive wash basin on stand and the En-Suite to the Main Bedroom has also been remodelled to include a 'Wet Room'. The property has Double Glazing, a remarkable Conservatory, Central Heating, expensive fireplaces and much more. Improvements pay due regard to the period of the property so it has been improved and not spoilt. The House has been decorated with panache and style. The 2 principal rooms flank a very impressive marbled Hall, both face south and have bay windows. The accommodation is easy to use as the superb Conservatory has access both from the Drawing Room and the Breakfast Room/Kitchen and also to the Rear Garden.

The accommodation is arranged around a very impressive Hall, with an attractive staircase leading to the First Floor, which has 4 Bedrooms (one currently has access to the 2nd Bedroom). The Master Bedroom has a 'Wet Room', nearly as desirable as the Family Bathroom, which certainly impressed us.

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First Floor Gloster House 22 Falcon Court  
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To the Rear is a gravelled Court Yard and Decking Area, with a Double Garage and Games Room/Former Hay Loft, which could possibly convert to a 'Granny' or Teenagers' Flat or a marvellous Office to work from home. The Gardens surrounding the house are extensively laid to lawn with specimen trees. The property is approached by a gravel drive via remote controlled gates. This is one of those houses which are difficult to do justice to in print, although the photographs may help. Property Availability This property is available to let from February 2010. Rental & Bond Information The rent on this property is set at £1995. The bond required is £1995. Property Description

Entrance Portico with doric columns and ceramic tiled threshold. Entrance Vestibule with marbled floor, cornice, wall light, inner door with brass came effect to; Impressive Hall with marbled floor, encased radiators, wall lights and chandelier, corbelled archway and cornice work. Half Tiled Cloakroom white suite with 'hi-tech' fittings including generous vanity unit, wash basin with mixer taps and pop up waste, close coupled WC, radiator, laminate flooring, UPVC Double Glazed window with opaque glazing, 'art deco' style uplighter, expensive ceramic tiling with freize. Elegant Drawing Room 17' 8" x 15' 5" ( 5.38m x 4.70m )plus UPVC south facing 'Georgian' style window, twin radiator, polished granite fire surround with reproduction cast iron interior and granite tiled hearth with open fire, deep cornice, ornate ceiling rose with six branch centre fitting, 'Bose' sound system, glazed door with brass came and furniture from Hall with matching double doors to; Impressive Conservatory 17' 7" x 17' 2" plus bay 4'9" x 2'3" ( 5.36m x 5.23m plus bay 4'9" x 2'3" )in 'Victorian' style with UPVC Double Glazing and 'Cathedral' style windows, UPVC Double Glazed French Doors to Rear Garden, laminate flooring, 2 twin radiators, sound system, matching 'split barn' style door in 'Georgian' style to; Dining Kitchen 15' 7" x 12' 10" ( 4.75m x 3.91m )expensively remodelled and extended with 'Country' style raised and fielded units and granite working surfaces including twin 'Belfast' sink with French style mixer taps and double base, integrated 'Bosch' dishwasher and integrated anti-bacteria larder fridge, 2 drawer packs and 'Magic' quadrant drawer, dresser unit with 2 glass fronted china display cabinets and pillared columns and 'piano key' cornice with low wattage lighting with central display shelves with 2 wine racks beneath flanked by 2 cupboard units, 2 additional glass fronted china display cabinets with low wattage lighting flanked by 2 additional single cupboards, gas 4 oven 'Aga' set in mantle shelf with extractor fans flanked by 2 single cupboards, low wattage lighting, 'Bose' sound system, 5 branch 'art deco' style centre fitting, slate floor with archway with granite plinths leading to; Utility/laundry 11' 3" x 7' 9" ( 3.43m x 2.36m )with matching units and granite working surfaces with TV ariel point and 'L' shaped run of units including integrated 'Bosch' washing machine and 'Hotpoint' dryer with 'Magic' corner unit and double unit adjacent with tall larder unit and tall cupboard flanking 'American' style fridge (excluded), 2 glass fronted china display cabinets with low wattage lighting with additional single cupboard, recess for microwave (excluded) with spice drawer beneath, useful tall shelf cupboard with cupboard over, natural light from UPVC Double Glazed window to the west and UPVC 'Georgian' style door to the east with 'slate' style floor. South Facing Dining Room 15' 6" x 15' 7" ( 4.72m x 4.75m )plus UPVC Double Glazed bay window with additional natural light from UPVC Double Glazed east window, white marble fire surround with cast iron interior and granite hearth, richly decorated walls with deep cornice and ornate ceiling rose with 12 branch centre fitting, corbelled archway to; Snug 15' 7" x 11' 9" ( 4.75m x 3.58m )with recess for stove, fitted bookshelves with cupboards beneath, encased radiator, UPVC Double Glazed 'Georgian' style window with blinds, deep cornice, 3 branch 'Victorian' style centre fitting with ceiling rose, 'Bose' sound system. Boiler Room First Floor approached by easy stairs with turned balustrading and newel post. Half Landing with encased radiator and arched UPVC Double Glazed window. Landing with 'chandelier' style centre fitting with ceiling rose and 2 crystal wall lights, corbelled archway and walk in linen cupboard. Master Bedroom (south East) 15' 8" narrowing to 8' 8" x 15' 6" ( 4.78m narrowing to 2.64m x 4.72m )with natural light from 2 UPVC 'Georgian' style Double Glazed windows to the south and east, cornice, 4 branch centre fitting, walk-in wardrobe cupboard with shelves. Walk In En-Suite Shower Room with marble tiles and 'Victorian' style shower and 'hi-tech' shower fittings, vanity unit with distressed 'Victorian' style cabinet, circular bowl with mixer taps and pop up waste, bidet with mixer taps and pop up waste, close coupled WC, marble style floor tiles, part half panelled walls, cast iron style radiator, UPVC Double Glazed window with opaque glazing, low wattage lighting, cornice. Bedroom 2 (front) 17' 9" x 15' 6" (overall) ( 5.41m x 4.72m (overall) )twin radiator, UPVC Double Glazed window, cornice, 8 branch chandelier centre fitting with ceiling rose. Bedroom 4/nursery 9' 6" x 6' 9" ( 2.90m x 2.06m )twin radiator, UPVC 'Georgian' style Double Glazed window, 'chandelier' style centre fitting. Bedroom 3 (rear) 15' 7" x 12' 8" ( 4.75m x 3.86m )twin radiator, marble fireplace with cast iron tiled interior, UPVC Double Glazed window, 'Georgian' style 3 branch centre fitting. Spacious Family Bathroom quite delightful in white fired earth, nostalgia fittings including roll edged bath with 'ball and claw' feet, 'French' style mixer tap and shower attachment, 'Fired Earth' ceramic wash basin on turned legs, high level WC, open to; Marble Tiled Wet Room 'Victorian' style shower with marble wall tiles, low wattage lighting,

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'Bose' sound system, cornice, natural light from 2 UPVC Double Glazed windows with opaque glazing, 'cast iron' style radiator, marbled floor. Externally Court Yard To The Rear with a generous decking area, pebbled turning area with lights and 'Bose' sound system, useful brick built store. Double Garage 22' 5" narrowing to 19' 7" x 17' 8" narrowing to 15' 0" ( 6.83m narrowing to 5.97m x 5.38m )with 2 double door entry and natural light, electric light and power, staircase leading to; Potential Playroom 22' 4" narrowing to 19' 4" x 15' ( 6.81m narrowing to 5.89m x 4.57m )natural light from 2 windows, flourescent light. West Garden laid to lawn in tiered form and has a range of trees including flowering cherry, conifers, Greenhouse, rose beds. Walled Front Garden flowering cherry trees and conifers, flower beds. The house is approached by a pebbled drive via remote controlled gates. East Garden mainly laid to lawn and has a fine selection of trees including Fir, Beech, Conifers and Sycamore. Drainage is to a Septic Tank. Arrange a viewing

To arrange a viewing of this property, please contact a member of our Teesside Lettings Department on 01642 796661.

#### Disclaimer

The property details listed on this Web Site are subject to almost constant change and update. For the very latest information on the property seen on this site, please contact us immediately regarding the property you are interested in.

For clarification, we wish to inform prospective purchasers that we have listed the details of these properties as a general guide. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Room sizes disclosed on this website should not be relied upon for carpets and furnishings.

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