



THE LODGE, THE VILLAGE
Castle Eden, Hartlepool



GSC GRAYS

PROPERTY • ESTATES • LAND

THE LODGE, THE VILLAGE

Castle Eden, County Durham TS27 4SL

The Lodge in Castle Eden is a wonderful, Grade II listed, detached cottage, full of character at every turn while offering the flexibility of modern family living.

This wonderful, extended home offers substantial accommodation with a feeling of warmth and comfort. Externally, the property is surrounded by immaculate cottage gardens, perfect for entertaining and with tucked-away spots to enjoy some downtime in this gorgeous, peaceful location. There is also an oversized garage and gated parking for multiple vehicles.

There are numerous local walks and trails straight from the front door, including the Castle Eden Dene nature reserve.



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Situation and Amenities

The historic village of Castle Eden takes its name from the Eden Burn, which runs through it.

Castle Eden Dene, a National Nature Reserve which has been designated a Site of Special Scientific Interest, is a wonderful place to visit, with a wide variety of birds, plants and mammals to be seen along the numerous woodland walks.

The village also boasts a Grade II listed church, golf club, cricket club and village hall.

Castle Eden has great commuting links and benefits from close proximity to the A19, with the beach only a 10-minute drive away. Peterlee 3.6 miles, Newcastle 24.8 miles, Middlesbrough 17 miles (distances are approximate).





Accommodation

A beautiful, solid-wood front door opens into the entrance vestibule, which has a tiled floor, hanging space, a window to the side and a timber door leading through to the sitting room.

The warm and welcoming sitting room benefits from a characterful central fireplace with wood-burning stove and dual aspect, mullioned windows overlooking the cottage garden to one side and St. James Church to the other. There are beams to the ceiling, stairs leading up to the first floor and doors to both the living room and the study. Two steps lead down to the living room, which is filled with sunlight from the dual aspect windows and enjoys a lovely feeling of peace and privacy, with a feature fireplace with tiled hearth.

The study or reading room is a perfect, tranquil space in which to work or relax with a good book. A door from here leads through to the modern and stylish kitchen, which is well-appointed with a good range of units, display shelving and fitted appliances. There is a central island with breakfast bar, vertical radiator, windows through to the garden room and further windows looking out to the side and front.

The impressively-sized garden room basks in sunlight, with a skylight and three sets of double doors opening up to the gardens. Central, bi-fold doors can be closed if required to separate the space into two, forming a dining space and family area, or opened up to create a huge, open-plan entertaining space with wonderful views of the beautiful grounds. A door from here leads through to the cloakroom/w.c and garage, with a further door to a ground floor shower room with low-level w.c, hand wash basin and step-in shower cubicle.



The first floor landing has exposed ceiling beams, a large storage cupboard and a window to allow sunlight. Turning right from here leads through to a good-sized bedroom with exposed ceiling beams, a built-in wardrobe and windows to two sides. The adjacent family bathroom has a free-standing bath with mixer taps and shower attachment, low-level w.c, hand wash basin and heated towel rail.

To the front of the property, there is a large bedroom with exposed beams, built-in wardrobes and windows to three sides, including a pretty oriel window. The third bedroom is flooded with light from the southerly aspect and provides beautiful views over the cottage garden to both the side and rear.

Garage and Parking

To the front of the property, double gates open up to the driveway, which provides parking for multiple vehicles. The large single garage houses the oil boiler and provides additional space for utilities, with doors to the ground floor cloakroom/w.c and out to the garden.

Externally

The stunning, characterful cottage gardens really complement The Lodge and provide a beautiful view which can be admired from many of its windows. Fully stocked with mature plants and flowers which can be enjoyed throughout the year, the garden is bordered by a picket fence with a gate opening up to a pretty pathway with plants and flowers to either side. There are areas of lawn, separated by yew tree hedging to create more private areas in which to relax.

Directly accessible from the garden room, there is a patio seating area, perfect for entertaining with family and friends. There is a further lawn at the rear, bordered by trees and hedges, with a path leading up to the greenhouse.

Owners' Insight

We love the safety and peace of living in a historic house on the edge of the countryside yet with easy accessibility. The lovely gardens and layout of the house allow you to enjoy both the summer and the colder months. The lodge is full of character and is a happy place to live.

Services

Oil-fired central heating, mains water, mains electricity, drainage to a private septic tank.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Local Authority

Durham County Council. Council tax band F.

Particulars and Photographs

Particulars prepared and photographs taken August 2024.

The Lodge, The Village Castle Eden, Hartlepool, TS27 4SL

Approximate Gross Internal Area
1927 sq ft - 179 sq m



GROUND FLOOR

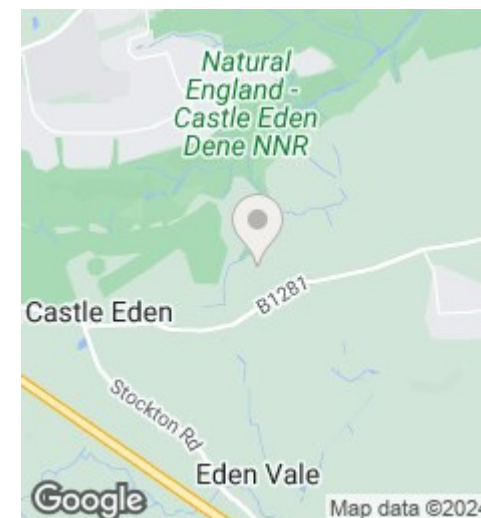
FIRST FLOOR

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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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