



7 The Grove, Hartlepool, Teesside TS26 9NE

SITUATION AND DESCRIPTION

Originally constructed in 1903, this outstanding detached family home provides one of the very best of its kind within the town of Hartlepool. The property was purchased by the current owners in 2002 and since that time has been superbly refurbished and extended. The owners are justifiably very proud of the presentation of this house, which combines traditional period features with modern technology and superb interior design.

The house features Farrow & Ball paintwork throughout and complements its Edwardian period, with high ceilings, double glazed windows set in wood frames and beautiful fireplaces, some of which retain their original frame whilst the inserts have been replaced with high quality Chesney gas fires.

The accommodation includes a vestibule to the western entrance which leads into the central reception hall, which in turn gives access to the southern elevation. The hall has a beautiful fireplace and staircase and leads on to a study at the front of the house, a reading room to the side of the property and a magnificent drawing room on the south and western elevation, with stunning fireplace and bay window. The dining room is to the centre of the house with a south facing bay window and a fabulous mahogany inglenook fireplace. The family room is part of a later extension to the property under a pitched tiled roof and has two sets of double doors onto the terrace, as well as a period fireplace and stone flooring. The kitchen/breakfasting room is at the side of the property and was fitted with Smallbone cabinets and Miele appliances. The kitchen leads on to a utility room, a plant room and through sliding glazed doors to the leisure wing. The leisure wing accommodates an 8m x 4m swimming pool approximately 1.5m deep, as well as a changing room and shower room. The stone terraces surrounding the pool are impressive and two sets of double doors lead out onto the gardens.

To the first floor of the house there are three bedroom suites. Each of the bedrooms has their own bathroom or shower room facilities. Two of the rooms have their own dressing areas. There is a small ironing room leading from the back staircase which connects to the ground floor and the second floor.

To the second floor there are two further double bedrooms, a separate shower room and a large dressing room.

The property has a well appointed cellar with two gas boilers and a third boiler for the pool, a comprehensive alarm system and many of the rooms benefit from Lutron mood lighting and built-in speakers to the ceilings.

The fabulous presentation of this house is complemented by the stunning landscaped gardens. The grounds are accessed via electrically operated gates (operated by mobile phone), and lead into a block paved courtyard and drive, which connects in turn to the double plus garage and its studio above. There is also a large storage area beneath the garage.

The gardens are set out principally to the south elevation and there is a separate large lawned area to the east. The terraces are magnificent, with large stone flags, beautiful borders, a water feature and external lighting.

No. 7 The Grove is a highly impressive and very unique family home, representing one of the finest houses within its area. The Grove in Hartlepool has excellent road links to Wearside and Teesside.

A stunning property which must be viewed internally to fully appreciate its quality.

The property has a highly impressive entrance on its western elevation, with a panelled door leading through to the:

ENTRANCE VESTIBULE

With fabulous original patterned tiling to the floor, stained and leaded glass window, Lutron mood lighting, burglar alarm control panel and a door to an understairs store cupboard accommodating the electric meter and fuse boxes. An internal door with stained and leaded glass leads through to the:

RECEPTION HALL

22'5 x 15'4 (6.84m x 4.68m)

This is a fabulous feature of the house, beautifully decorated with Farrow & Ball emulsion which continues to the stairwell and landing above. The hall is L shaped and branches off to a southern entrance, with a second door leading out onto the gardens. The hall has a fabulous Chesney fireplace with coal burning effect gas insert and black granite surrounds, two double panelled radiators, and Opus sound system linking into speakers set into the ceiling, beautiful spotlighting, picture rail and wall lighting.

From the hall, five doors lead off to principal accommodation.

STUDY (front facing)

17'5 x 12'4 (5.3m x 3.77m) measurements into bay window

A highly impressive study which has a fabulous oak fireplace surround which extends to display cabinets and open bookshelves, Edwardian furniture, Chesney fireplace with coal burning effect gas fire and marble hearth, double panelled radiator, built-in sound system, picture rail detailing with contrasting emulsion decoration, attractive wall lighting and a bay window overlooking the gardens.



READING ROOM (side facing)

12'4 x 7'10 (3.77m x 2.4m)

With two windows looking onto the side approach, double panelled radiator, built-in sound system to the ceiling and spotlighting.

DRAWING ROOM (south facing)

19'10 x 17'3 (6.06m x 5.27m) measurements into fireplace recess and bay window

This is a stunning room which enjoys a south and westerly aspect over the gardens. The south elevation has a double glazed bay

window set in wood frames with stained and leaded upper panes. To the west there is an inglenook recess accommodating the Edwardian fireplace with high mantled surround, display cabinets and Chesney fire to the black marble hearth. To either side of the chimney breast are stained and leaded glass feature windows with beautiful painted wood panelling. Further features include two double panelled radiators, Lutron mood lighting, built-in sound system to the ceiling, infra red alarm sensor and a number of standard lamp sockets.

DINING ROOM (south facing)

20'5 x 20'5 (6.23m x 6.23m) measurements into bay window and fireplace

A highly impressive and elegant room which has a tall ceiling, beautiful cornicing and a fabulous rectangular bay window overlooking the south facing approach to the house and the gardens. The focal point of the room is the mahogany inglenook fireplace with copper canopy, coal burning effect gas fire with marble trim and mantle with mirrored inset and feature stained and leaded glass windows.

The room has built-in speakers to the ceiling and two double panelled radiators.

A door connects from the dining room to the:

FAMILY ROOM (south facing)

23'8 x 17'8 (7.21m x 5.38m)

Part of a later extension and addition to the house with large double glazed windows set in wood frames and two sets of double doors that lead out onto the south facing terrace. It also has two windows to its eastern elevation overlooking the gardens. The superb stone floor has underfloor heating and the room has Lutron lighting, a number of standard lamp sockets, spotlighting, built-in sound system and a mahogany high mantled fireplace surround with a Chesney inset fireplace, open grate and black granite hearth.

From the family room a door connects to the:

KITCHEN/BREAKFASTING ROOM (side facing)

24'4 x 11'8 (7.42m x 3.56m)

A stunning kitchen which was handmade by Smallbone with a beautiful arrangement of walnut base, wall and drawer cabinets, with light granite worktop surfaces incorporating a double sink unit. Appliances include a Sub Zero American refrigerator/freezer surrounded by built-in wine racks and two pantry units to each side and a Miele dishwasher. The central island unit accommodates a third sink unit and a Miele convection oven with a five ring gas hob and an extractor hood, a Miele microwave oven and a built-in wine chiller. The central island unit extends to provide a breakfasting area. The kitchen also features pull-out storage drawers, stone floor with underfloor heating and features, spotlighting to the ceiling, built-in sound system and floor to ceiling sliding door connecting to the leisure suite and swimming pool.

From the kitchen a door connects to the:

UTILITY ROOM

7'3 x 6'3 (2.21m x 1.9m)

Equipped with further walnut base and wall storage cabinets with granite worktops incorporating a stainless steel sink and the base cabinets concealing the washing machine and tumble dryer. The room has stone flooring, heated towel rail and a door leading onto the side of the house.

The kitchen also connects to a plant and store room which accommodates the wall mounted gas fired boiler which provides heating for the leisure wing and the kitchen. This room also accommodates the pump system for the pool and the electric circuit breakers for the house.

The feature sliding door connecting from the kitchen leads into the:

LEISURE WING

SHOWER & CHANGING ROOM

Comprising large corner shower unit, close coupled wc, wall hung Vernon Tutbury wash hand basin with mirror above, heated chrome towel rail, stone flooring and skirtings.

SWIMMING POOL ROOM

36'8 x 18'4 (11.17m x 5.58m)

The room has a wall mounted Vaporex dehumidifier, built-in speakers and spotlighting to the ceiling and the terrace extends to provide a pleasant sitting area and two sets of double doors lead out onto the gardens and the adjacent patio. The pool itself measures (8m x 4m) and is approximately 1.5m deep.

Returning to the principal reception hall a door connects to a private stairwell.

CLOAKROOM/WC

Comprising close coupled wc, pedestal wash hand basin with mirror above, stone flooring and double panelled radiator.

A door leads beneath the stairs and connects to the:

CELLAR

13'3 x 12'4 (4.04m x 3.77m)

Accommodating two Ideal gas fired central heating boilers for central heating and domestic hot water to the house, as well as a hot water cylinder, fluorescent tube lighting and very good storage space.

Returning to the reception hall, the highly impressive staircase with mahogany handrail and newel posts leads up to the:

FIRST FLOOR LANDING

With stained and leaded glass windows, double panelled radiator and three doors off to accommodation.

BEDROOM ONE (south & west facing)

17'4 x 15'11 (5.28m x 4.86m) measurements into the bay window

Enjoying a super aspect and view to the west overlooking its gardens and also to the south, vaulted ceiling, contrasting emulsion decoration above and below the picture rail, double panelled radiator, TV aerial point, standard lamp sockets and dimmer switch lighting.

EN-SUITE BATHROOM

Comprising feature roll top bath with side mounted chrome tap, close coupled wc, pedestal wash hand basin with mirror above, stone flooring, heated chrome towel rail and radiator, spotlighting to the ceiling and window enjoying a southerly aspect.

BEDROOM TWO (south facing)

19'1 x 13'10 (5.82m x 4.23m) measurements into bay window

A very elegant room with a vaulted ceiling, bay window enjoying aspect over the gardens and double panelled radiator.

EN-SUITE DRESSING ROOM

6'8 x 10'5 (2.03m x 3.18m)

Comprehensively equipped and fitted with a range of built-in wardrobes and storage cupboards and a double panelled radiator.

EN-SUITE SHOWER ROOM

Superbly fitted with double shower, close coupled wc, wash hand basin with illuminated mirror above, underfloor heating, spotlighting heated chrome towel rail and radiator.

BEDROOM THREE (west facing)

17'5 x 12'6 (5.3m x 3.8m)

With westerly facing bay window, picture rail and cornice detailing, double panelled radiator and wall lights.

EN-SUITE DRESSING ROOM

With fitted wardrobes and store cupboards.

EN-SUITE SHOWER ROOM

Comprising corner shower cubicle, close coupled wc, pedestal wash hand basin with illuminated mirror above, heated chrome towel rail, stone tiled flooring and Expelair unit.

The last door from the landing connects to the second staircase and to the:

IRONING ROOM (side facing)

6'7 x 8'7 (2.01m x 2.63m)

Ideal for laundry and ironing.

The second staircase has a half landing with central heating radiator and stairs connecting to the:

SECOND FLOOR LANDING

With central heating radiator and four doors off to accommodation.

BEDROOM FOUR (rear facing)

13'10 x 12'5 (4.23m x 3.8m)

With period fireplace surround, double panelled radiator and high level views over the surrounding gardens the town of Hartlepool and towards the sea.

BEDROOM FIVE (front facing)

15'0 x 12'6 (4.58m x 3.82m)

With period fireplace surround, spotlighting to the ceiling, dimmer switch lighting, double panelled radiator and attractive window views.

DRESSING ROOM

7'3 x 8'3 (2.21m x 2.51m)

With spotlighting to the ceiling, central heating radiator and free standing wardrobes which may be available subject to separate negotiation.

SHOWER ROOM

Comprising corner feature shower, close coupled wc, pedestal wash hand basin with illuminated mirror above, heated chrome towel rail, spotlighting, tiled floor and Expelair unit.

EXTERNALLY

The property is situated on an impressive site which extends to 0.409 acres. To the front of the house there is a brick walled boundary with pillared surrounds to electrically operated timber gates (operated by mobile phone), which connect into the highly impressive grounds. There is also a separate pedestrian gate leading to the western elevation and front of the house. The

double gates lead through to the black limestone set driveway and courtyard. The gardens were landscaped by Cleve West, a professional award winning landscape gardener in London (winner of the Chelsea Best in show garden for two consecutive years). There are box hedges surrounding the limestone paved areas, with concealed lighting.

The driveway leads to the:

DOUBLE PLUS GARAGE

19'10 x 17'5 increasing to 20'6 (6.05m x 5.3m increasing to 6.24m)

A well presented garage with two electrically operated up and over doors, separate alarm system, circuit breaker controls, power points, painted flooring and spotlighting to the ceiling.

A door leads from the garage to an enclosed staircase which connects to the studio and working office above.

The house has fabulous external lighting and the professionally landscaped terraces have stone flags with brick retaining walls and stone copings that lead down via a gull wing staircase to the terrace below. This terrace is beautifully landscaped with lavender borders, evergreen box hedging and a superb water feature set into the stairs. The terrace and patio extend in front of the kitchen and the swimming pool, where there is a private sitting area.

The steps that connect to the lower garden, with striped lawn and well presented flower and shrub borders. The mature trees surrounding the house give good screening and privacy.

SERVICES

The property has mains gas, electric and water services.

DIRECTIONS

From Gosforth High Street, take second exit onto Great North Road B1318. Continue forward onto City Road - A167. After Tyne Bridge bear right, then at roundabout take the first exit onto the A184. At Testos roundabout take the 3rd exit onto the A19. Branch left, then turn left onto the A179. Turn right onto Easington Road. Turn right onto the A179. Turn left onto Jesmond Gardens then continue onto Jesmond Road. Bear left onto Duke Street. Turn right onto Cundall Road. Turn left onto Rosebery Road then right onto Bright Street. Turn left onto Weldeck Road. Turn right onto Grange Road and then turn left onto The Grove.

TENURE

Freehold

FLOOD RISK

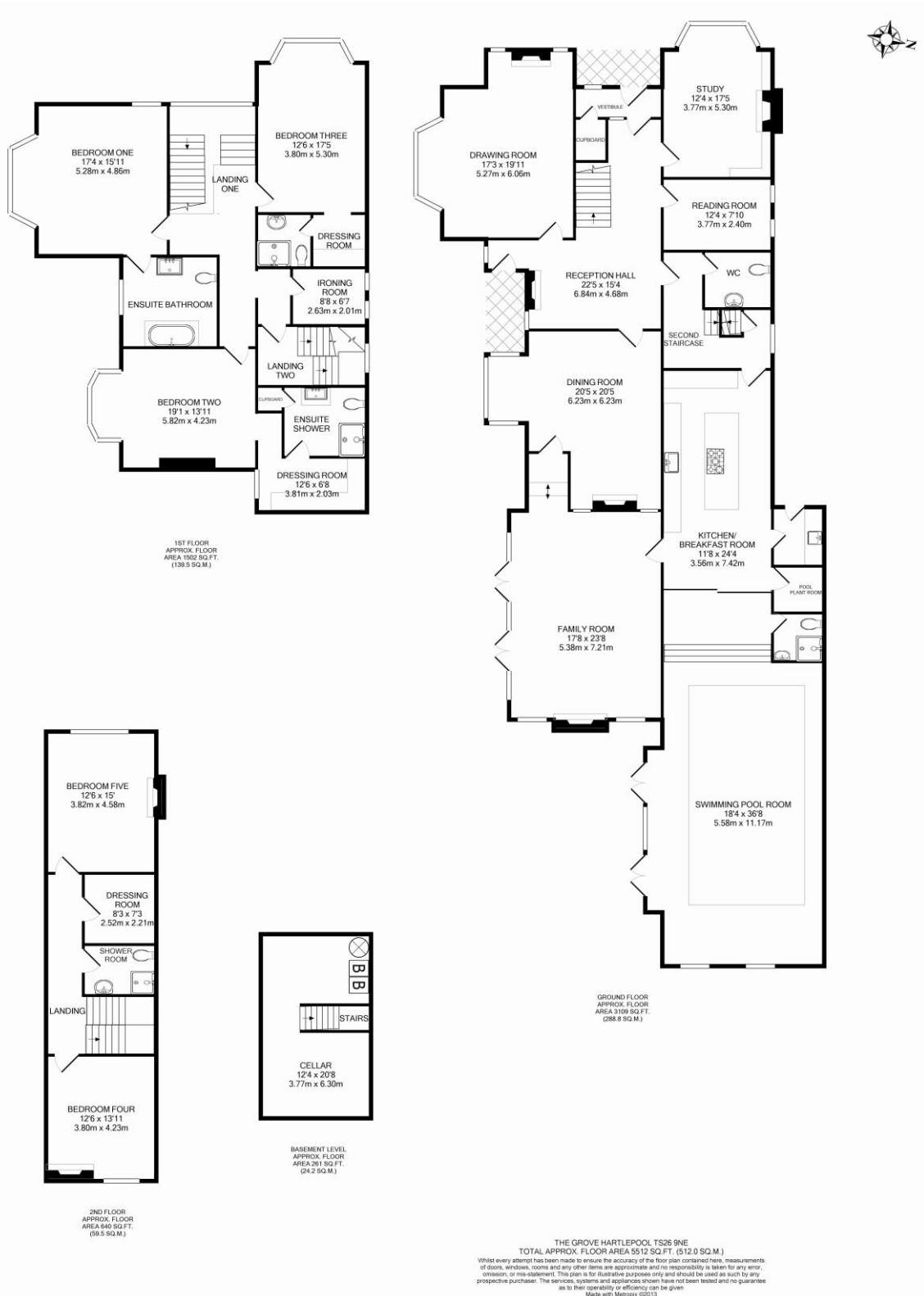
Please see website www.environment-agency.co.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

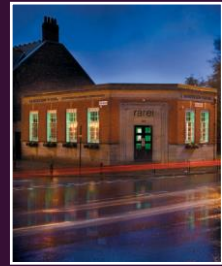
Grade: F





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Price on Application

