

The Old Byre Coast road

Hart, Hartlepool, TS27 3AB

Offers Over £499,950

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Nestled along the picturesque Coast Road in Hart, Hartlepool, this absolutely stunning barn conversion offers a unique blend of modern comfort and rustic charm. With three spacious bedrooms and two well-appointed bathrooms, this property is perfect for families or those seeking a tranquil retreat.

As you step inside, you will be greeted by characterful oak beams that add warmth and elegance to the living spaces. The ground floor boasts underfloor heating, ensuring a cosy atmosphere throughout the year. For those who enjoy multimedia entertainment, the ceiling speakers provide an immersive experience, making it ideal for movie nights or hosting gatherings.

The property is complemented by a generous one-acre plot of land, which includes a ride-on lawn mower for easy maintenance and two cabin lockups, providing ample storage for tools or outdoor equipment. This outdoor space offers endless possibilities for gardening, recreation, or simply enjoying the serene surroundings.

The house is equipped with oil central heating, featuring a new boiler installed just four years ago, ensuring efficiency and comfort during the colder months.







Set in a wonderfully private rural position in Hart, this impressive three-bedroom barn conversion combines character, space and modern comforts with beautiful countryside and sea views. Tucked approximately one mile back from the Coast Road and approached via a recently resurfaced private tarmac road, the property enjoys a peaceful and secluded setting while remaining conveniently placed for nearby villages, the coast and major transport links.

Despite its rural surroundings, the property is within walking distance of Hart Village, Crimdon Dene and the Hart to Haswell walkway, making it ideally positioned for those who enjoy countryside walks and the outdoors. The beach is also just a short distance away, while easy access to the A19 makes commuting straightforward. Families will also appreciate that the property falls within the Hart Primary School catchment area.

Externally, the home is complemented by a large front garden and substantial private rear courtyard, offering generous outdoor space. A gated driveway provides parking for up to six vehicles, with additional parking available directly opposite the property. There is also a small garage with an EV charging point conveniently positioned alongside.

A particularly appealing feature is the inclusion of a separate one-acre parcel of land, situated just a couple of minutes' walk from the property. The land comes complete with a ride-on mower and two large lock-ups, providing an extremely useful and versatile additional space.

Stepping inside, the property immediately showcases the charm expected of a barn conversion, with character features carefully combined with contemporary finishes. The impressive kitchen, dining and snug area forms a wonderful heart to the home, with beautiful exposed barn beams extending through the vaulted ceiling and creating a striking sense of height and space. Stable-style half-opening doors to both the front and rear further enhance the property's country character.

The kitchen itself is fitted with solid wood units and work surfaces, complemented by a ceramic Belfast-style sink. Appliances include two integrated fridges, an integrated freezer and space for an integrated dishwasher, together with a built-in oven, built-in steamer and built-in coffee machine. Integrated ceiling speakers and underfloor heating add further comfort and convenience.

A characterful spiral staircase rises from this area to the mezzanine and first-floor accommodation, while practical storage has been thoughtfully incorporated throughout, including a large cupboard beside the front door and additional storage beneath the stairs within the snug area.

The separate sitting room provides another warm and inviting reception space, centred around a dual-fuel log and coal-burning stove with a limestone fire surround. Large arched barn-style windows create a particularly attractive feature and allow plenty of natural light into the room, while built-in alcove cupboards and shelving provide useful storage. The room also benefits from underfloor heating, integrated ceiling speakers and recently modernised décor and flooring.

A separate utility room provides under-counter space for both a washing machine and tumble dryer, together with a ceramic sink. A side entrance opens onto an access path connecting the front and rear of the property, with an outdoor hot and cold tap conveniently positioned nearby. Further storage has also been incorporated within part of the vaulted ceiling space.

The main bathroom has recently been updated and offers a stylish and spacious suite comprising a WC, freestanding wash basin and freestanding double-ended bath with tap and shower attachment. There is also a generous separate shower with both overhead and handheld fittings. Underfloor heating and a towel radiator provide additional comfort, while tongue-and-groove panelling and solid wood surfaces complement the character of the home.

Also located on the ground floor is Bedroom Three, a comfortable double bedroom benefiting from underfloor heating and convenient access to the main bathroom, making it equally suitable as a guest bedroom or flexible additional living space.

One of the home's most distinctive features is the mezzanine, which overlooks the kitchen and dining area below. This versatile space would make an excellent home office, reading area or relaxed snug, with useful built-in storage cleverly incorporated within the eaves.

Accessed from the mezzanine, Bedroom Two is another double bedroom and benefits from its own WC, radiator heating and newly fitted carpeting.

The impressive principal bedroom enjoys a dual-aspect position with attractive views across the surrounding countryside and towards the sea. Built-in storage cupboards provide excellent practicality, while newly fitted carpeting adds a fresh finish. The room also benefits from radiator heating and its own en-suite shower room with WC, wash basin and shower.

Further practical features include an oil-fired boiler system, approximately four years old and serviced annually, underfloor heating throughout the ground floor, radiators to the upstairs accommodation, an EPC rating of D and Council Tax Band F.

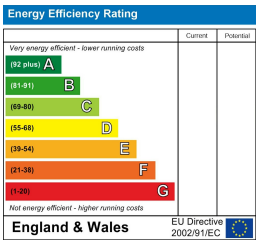
Offering generous and flexible accommodation, extensive outside space and an abundance of individual character, this is a truly distinctive country home. From its vaulted ceilings, exposed beams and arched barn windows to the mezzanine, private courtyard and additional acre of land, the property successfully combines the charm of rural barn living with the comforts required for modern family life — all within easy reach of the coast, countryside walks, local amenities and the A19.

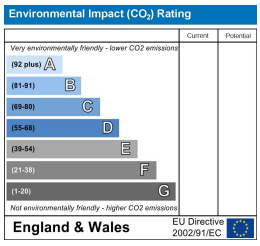
Area Map



Floor Plan

Energy Efficiency Graph





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