



THE VILLA, DALTON PIERCY, HARTLEPOOL
DURHAM, TS27 3HS



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Hartlepool, Durham, TS27 3HS

A stunning three bedroom end of terrace family home which has been recently renovated throughout, boasting high ceilings and natural light throughout. The property benefits from four purpose built stables and grassland extending to 1.78 acres.

- Equestrian Smallholding
- Three Bedroom End of Terrace Property
- Bay Windows Throughout
- 1.78 Acres of Land
- Four Purpose Built Stables
- Great Commuter Location

GUIDE PRICE £525,000

GET IN TOUCH

youngsrps, 50 Front Street, Sedgefield, Stockton-On-Tees, TS21 2AQ

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DESCRIPTION

The Villa extends to 1.78 acres, comprising mature gardens, four paddocks, stables and a three bedroom end of terrace house. The property enjoys a private setting whilst remaining exceptionally accessible. The property has been tastefully updated throughout to create a spacious and versatile family home, combining stunning high ceilings and character with the comforts of modern living.

At the heart of the property is a living room and a dining room which is adjoined by a home working office. Both rooms benefit from gorgeous bay windows which flood the space with natural light. A well kept open fireplace and log burner forms a central focal point to both reception areas, creating a warm and inviting atmosphere whilst subtly defining the individual spaces.

The beautifully styled kitchen benefits from a new hob, sink and oven with fresh splash back tiling. The kitchen features an excellent range of contemporary wall and base cabinetry with integrated appliances with a lovely seating area overlooking the garden. Beyond the dining area, there is a small WC with a vanity wash hand basin and cloakroom which then provides access onto the private rear garden, perfectly suited to indoor-outdoor entertaining. There is a tandem garage with electrical door power and lighting, providing ample storage and a separate area for tack storage.

To the first floor are three well-proportioned double bedrooms. The principal and second bedroom both enjoy a delightful northern aspect through large bay windows with far-reaching views across the surrounding countryside. The third bedroom is another spacious double room positioned to the rear of the property which benefits from a southern aspect, with a pleasant rural outlook.

These three bedrooms are served by the main family bathroom which encompasses a shower, bath, WC and sink.

The surrounding garden and stables can be accessed via the rear of the property or by the separate access track which runs along the east of the property. The enclosed garden is bursting with flowers and plants and contains a wooden summerhouse, greenhouse and brick built potting shed.



A couple of steps lead from the garden to the stable block which houses four purpose built stables, measurements can be found on the floorplan. The stables all benefit from rubber matting and have power and lighting connected. Water can be accessed via an external tap. The stables also benefit from a separate access track leading from the east of the house, allowing room for vehicle and a trailer or horsebox.

The land is down to permanent pasture and is divided into four accessible paddocks of varying gradients. The land is well fenced and hedged providing security and privacy. A small stream runs through the land during the winter months providing a natural water source.

There are 0.22 acres which the Vendor currently rents from Northumbrian Water Limited (adjacent to the pumphouse as shown on the plan). It is believed that this arrangement would continue with the new purchaser. Interested parties can request further details of this agreement by contacting the selling agents - 01740 622 100 or lily.watkinson@youngsrps.com / emma.smith@youngsrps.com.

LOCATION

Dalton Piercy is quiet residential village located west of Hartlepool, offering a semi-rural lifestyle with strong commuter access to the A19. It is surrounded by countryside and green spaces, with the nearby village of Elwick providing a local café, pubs and St Peter's Elwick CE Primary School.

Larger amenities, retail and leisure options are easily reached in Hartlepool, Wynyard, Billingham and Stockton on Tees. The area benefits from excellent transport links via the A19, A1(M) and the nearby Hartlepool railway station, making it popular with commuters seeking a peaceful setting within easy reach of major North East cities.

SERVICES

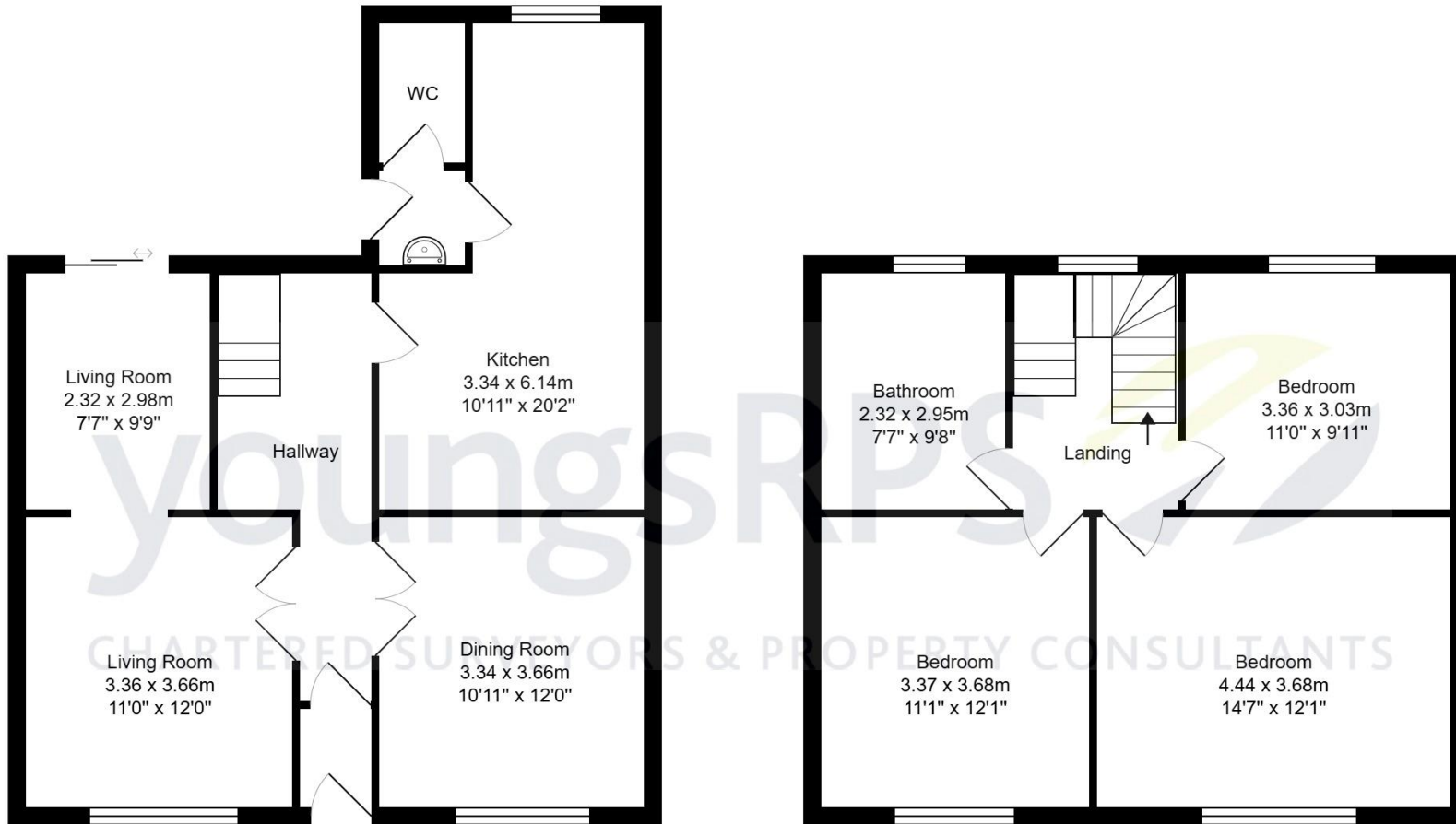
The property benefits from mains drainage, mains water, oil central heating and electric throughout.

EPC

The current energy efficiency rating is E (48) with the potential to be a C (79).



The Villa, Dalton Piercy - Floorplan



Total Area: 127.0 m² ... 1367 ft²

All measurements are approximate and for display purposes only.



COUNCIL TAX

Council Tax Band F.

ACCESS

The property benefits from both on off street and private parking to the rear.

Access can be gained via the wooden gate to the east of the house which contains a hardcore track leading to the land and stables.

PUBLIC RIGHTS OF WAY

There are no public rights of way across the property.

EASEMENTS AND WAYLEAVES

The land and property are sold subject to and with the benefit of rights of way, water, drainage, water courses, light and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all matters registerable by any competent authority pursuant to statute.

Northumbrian Water retain a right of access to access the pumping station which adjoins part of the land.

ACREAGES

The gross acreages have been assessed in accordance with Ordnance Survey data. Any interested parties should satisfy themselves in this regard.

METHOD OF SALE

The property is offered for sale by private treaty as a whole.

COSTS

Each party is to bear their own costs.

LOCAL AUTHORITY

Hartlepool Borough Council 01429 266 522.





ANTI MONEY LAUNDERING REGULATIONS

The purchaser will be required to provide proof of identification to comply with Anti-Money Laundering Regulations in the form of a copy of the purchaser's passport or driver's licence together with a recent utility bill or bank statement as proof of residence.

TENURE

The property is freehold with vacant possession upon completion.

VIEWINGS

Viewings are strictly by appointment only through contacting youngsrps on 01740 622 100 or lily.watkinson@youngsrps.com.

FREE MARKET APPRAISAL

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.

REFERRALS

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion.

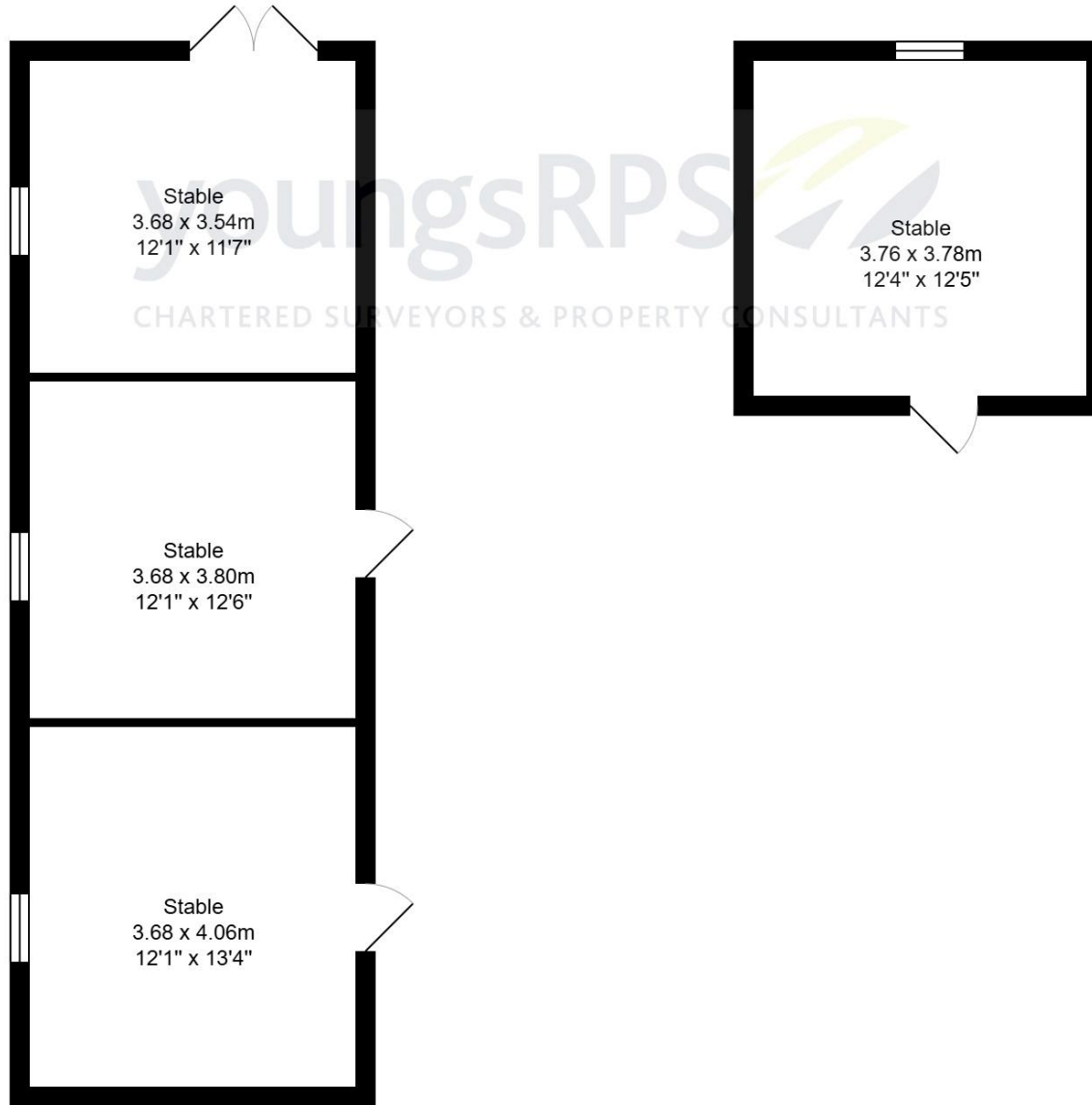
In particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

NOTES

Particulars prepared July 2026 and Photographs taken June 2026.



The Stables Floorplan





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IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsrps (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.