

Hart On The Hill  
Dalton Piercy



Strutt  
& Parker

Land and property. Since 1885.

An imposing Victorian manor house combining elegant period features with generous accommodation, set within beautifully landscaped grounds with far-reaching views across the Cleveland countryside.

Hart On The Hill is an impressive country house, dating back to the 17th century and occupying an elevated position with far-reaching views to the south across the surrounding Cleveland countryside. In the current owners tenure for over 25 years, the property offers more than 4,000 sq. ft of accommodation, combining handsome Victorian architecture with spacious, well-presented interiors. Character features include high ceilings, intricate cornicing and traditional sash windows, which fill the rooms with natural light and frame the attractive rural outlook.

The house is entered via a pillared entrance opening to a reception hall, where a sweeping staircase rises to a galleried first-floor landing. The ground floor provides a selection of elegant reception rooms, including a drawing room and formal dining room, both featuring bay windows with fitted seating and attractive fireplaces. The sitting room offers a more relaxed setting, with traditional wood panelling and a log-burning stove. The spacious kitchen and breakfast room, with oak flooring is fitted with shaker-style cabinetry, double oven, electric hob, dishwasher, wine cooler and integrated fridge freezer and adjoins a useful utility with space for a washer and dryer. A bright sun room overlooking the private gardens completes the ground floor along with an office and WC.

The first floor is centred around the impressive galleried landing and provides five generous bedrooms. The principal bedroom benefits from an en suite bathroom, while two recently fitted family bathrooms serve the remaining accommodation, one featuring a freestanding bath and the other a large walk-in shower.



The property is approached via a sweeping driveway leading to a double garage and encircling a central lawn and enjoys beautifully landscaped grounds which wrap around the property and generous plot. The gardens feature mature specimen trees, including an impressive Monkey Puzzle tree, established borders, private seating areas and a paved terrace for outdoor dining and entertaining. Enclosed by mature hedging and enjoying views across the surrounding countryside, the grounds provide a wonderful sense of privacy and tranquillity.

**Location**

The property enjoys a peaceful rural setting in the picturesque village of Dalton Piercy, surrounded by open countryside yet conveniently located for access to the amenities of Hartlepool and the wider North East. The nearby town of Hartlepool provides an extensive range of shopping, leisure and everyday facilities, while the historic market town of Durham and the centres of Stockton-on-Tees and Middlesbrough are all within easy reach. The area offers a choice of well-regarded schooling, including state schools in Hartlepool and Durham, together with respected independent options such as Durham School, Yarm School and The King's Academy, many accessed via local buses from the main village.

For commuters, the A19 provides excellent road links north and south, connecting with Newcastle upon Tyne, Durham and York, while Hartlepool railway station offers regular services on the Durham Coast Line. Teesside International Airport is also readily accessible, providing a range of domestic and international connections. The surrounding countryside and nearby coastline offer a wealth of opportunities for walking, cycling and outdoor pursuits.

Postcode region: TS27

**General**

Local Authority: Hartlepool Borough Council  
 Services: Mains electricity and water. Private drainage which we believe is compliant. Oil central heating.  
 Council Tax: Band G  
 EPC Rating: D  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Total area 4,083 sq. ft (379 sq m)**

**4 reception rooms**

**5 bedrooms | 3 bathrooms**

**Double garage**

**Generous garden**

**Freehold**

**Rural**

**Guide price £875,000**

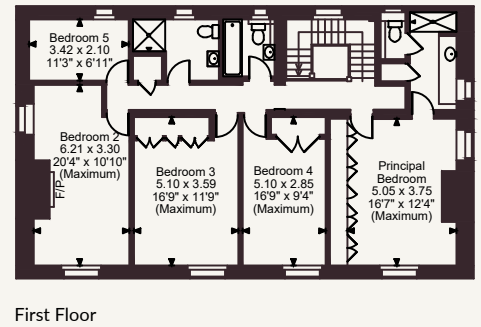
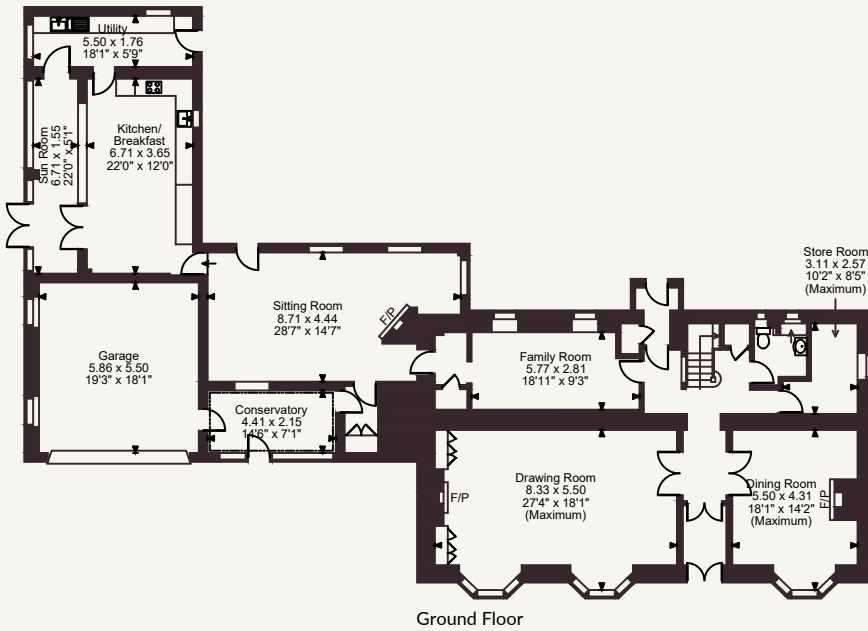


**Hart On The Hill, Dalton Piercy, Hartlepool**

Main House internal area 3,736 sq ft (347 sq m)

Garage internal area 347 sq ft (32 sq m)

Total internal area 4,083 sq ft (379 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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