



Hoole Summer House

Elswick





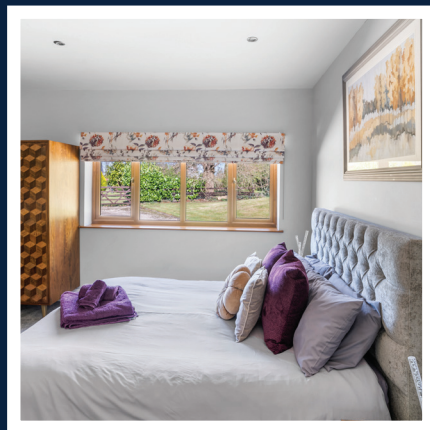
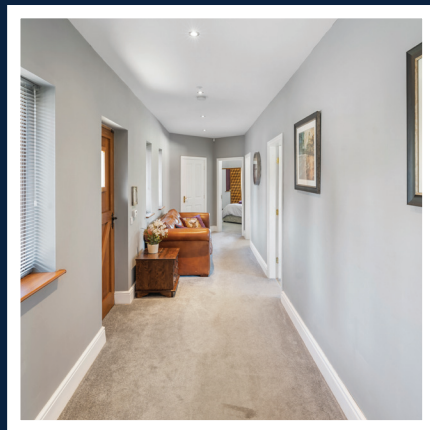
Hoole Summer House



Nestled within the beautifully landscaped grounds of Hoole House, the charming Hoole Summer House offers a peaceful and private setting that's ideal for family members, guests, or even as a separate rental unit. Whether you're looking for a space for dependent relatives, a quiet getaway for friends, or an investment property, this delightful one-level home has everything you need for comfortable, independent living. Currently, it's a highly

rated AirBnB rental, earning rave reviews and even a Customer Choice award, making it a fantastic turn-key opportunity for anyone looking to continue the business.

From the moment you arrive at Hoole Summer House, you're greeted by its wisteria-clad front elevation and classic red brick design, set under a traditional slated roof. The property is situated just off the main drive, ensuring both privacy and convenience. Inside, you'll find a thoughtfully designed home that combines comfort and functionality.



3 BEDS



2 BATHS

- A thoughtfully designed summer home that combines comfort and functionality
- Currently being used as a very successful Airbnb rental — a great opportunity for those wanting to continue the business. Alternatively, it would make a fantastic home for a multi-generational family looking for a separate living space.



Take a closer look...

Property Type:

Detached

Square Footage:

1854 sqft

EPC Rating:

C

Tenure:

Freehold

Why Hoole Summer House?



Hoole Summer House is not just a property; it's a versatile space that can easily adapt to your needs. Whether you're looking for a comfortable retreat for family members, a space to entertain guests, or an opportunity to earn income from short-term rentals, this home offers incredible flexibility. The fact that everything you see is included in the sale, from furnishings to appliances, means you can move right in or seamlessly continue its successful rental business.

Hoole Summer House provides a perfect balance of privacy, comfort, and convenience, all set within the stunning grounds of Hoole House. With its inviting spaces and versatile layout, it truly feels like a home away from home, whether for your family, guests, or tenants.



The Garden



The landscaped courtyard, complete with a turning circle and plenty of parking, leads to the separate entrance for the Summer House. French doors from the main reception room lead out to a flagged seating terrace, where you can enjoy outdoor meals or simply take in the views over the beautiful grounds.

There's also a dedicated store room accessed externally, which is perfect for storing garden furniture or other outdoor equipment.



Parking



Garden





The Bedrooms



For a good night's sleep, the private bedroom wing offers three comfortable bedrooms. A separate hallway leads to the bedrooms, ensuring privacy and a quiet, restful atmosphere for all.



Kitchen Diner

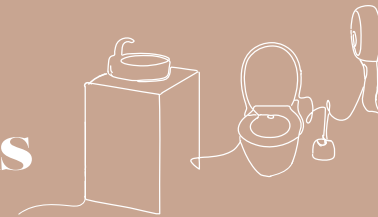


The modern kitchen is equally well-suited to both family life and entertaining, featuring an attractive island unit and ample space for a dining table. With well-chosen appliances and a handy utility room with a washer and dryer, this kitchen offers everything you need to make meal prep easy and enjoyable.





The Bathrooms

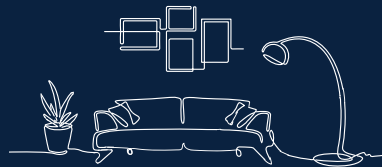


The master suite includes an en suite shower room with a three-piece suite, while the two additional double bedrooms share a stylish family bathroom.

The bathroom is a real treat, with a feature double-ended bath and a separate shower cubicle with a pebble floor and a rainfall showerhead — the perfect place to unwind after a busy day.

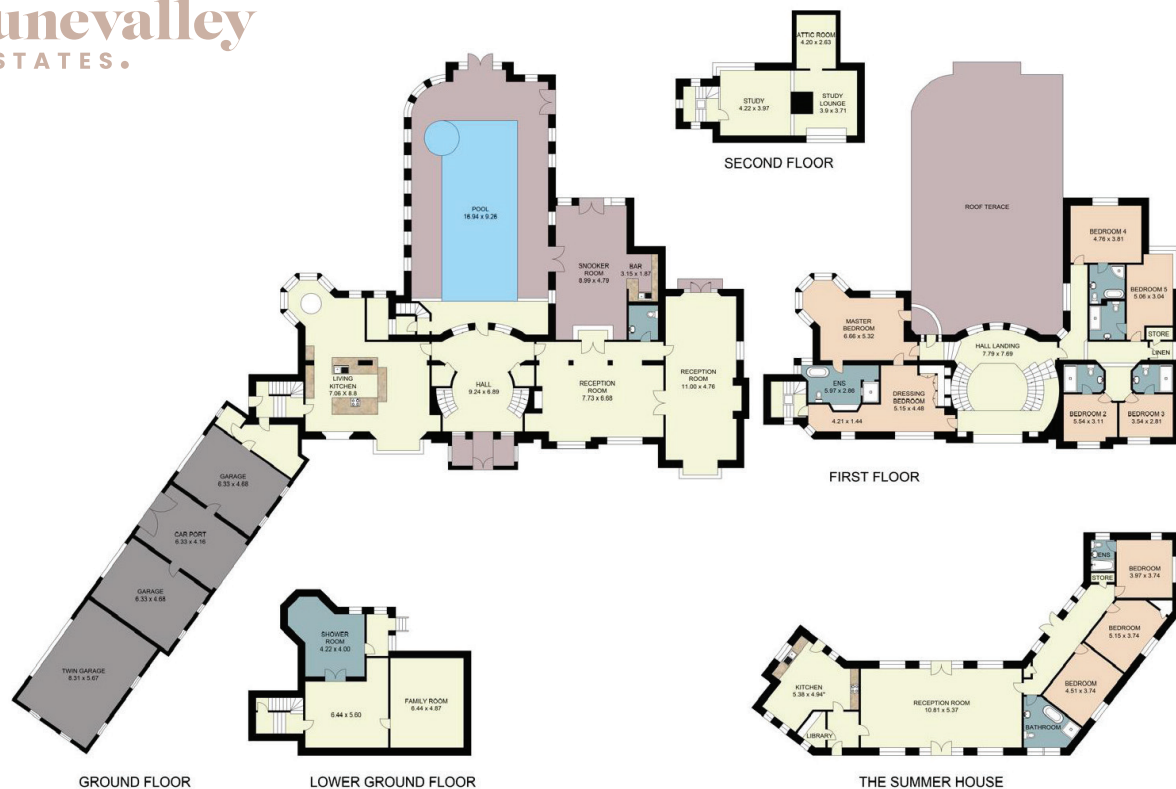


The Lounge



The spacious main reception room is perfect for family gatherings or hosting friends, with plenty of room for a relaxed seating area, a dining table, and even a dedicated games space.





Total Area: **1854 sq. feet**



About Lune Valley Estates

Nestled in the heart of the breath-taking Lune Valley we are a professional independent agency specialising in luxury property. We understand the significance of moving home and that both selling your existing home and finding the next one is as much financial as it is emotional. We combine local expertise, a strong network of partners and a proactive approach to ensure you have the best possible experience and can begin the next chapter with excitement.



“Honesty, integrity, and client care are fundamental values stitched into the fabric that makes Lune Valley Estates and we make them a part of everything we do.”



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ROB MENZIES
Director



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