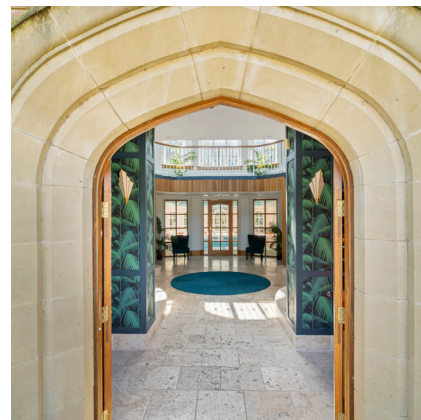




Hoole House

Elswick





Hoole House

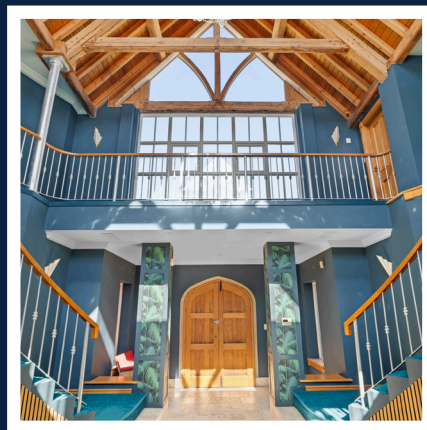
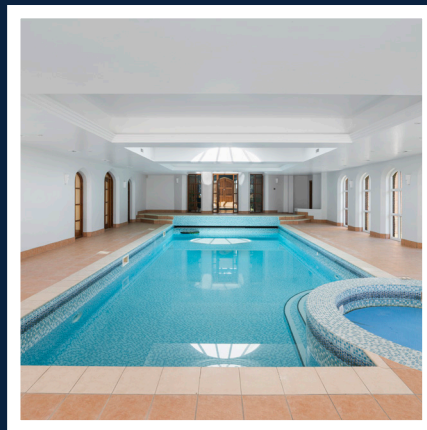


Welcome to Hoole House, a home that feels as though it was made just for families seeking both luxury and comfort in equal measure. This stunning residence is not just a house — it's a place where every detail has been designed to create a living experience that's as welcoming as it is impressive.

Built in 2000, its blend of traditional red brick, solid sandstone detailing, and a beautiful slated roof gives it a timeless feel, while the modern features inside

provide every convenience you could wish for. From the moment you step inside, you'll know you've found something special.

When you open the large double oak doors, you step into a double-height reception hall that will take your breath away. The soaring ceiling, twin curved staircases, elegant chandelier and the incredible first-floor gallery create an immediate "wow" factor. The travertine stone flooring leads your eyes through to the pool room, offering an incredible first impression that promises so much more. Whether you're hosting a party, enjoying a special occasion like Christmas, or just coming home after a long day, this space is the ideal backdrop for it all.



5 BEDS



7 BATHS

- Includes a well-appointed utility room and two cloakrooms on the ground floor for added convenience.
- Three garages and extra attic storage room offers plenty of space to keep everything organized.
- Additional 3-bed summer house is included in the grounds, please see additional brochure for more details.



Take a closer look...



Property Type:

Detached

Square Footage:

9160 sqft

Council Tax Band:

H

EPC Rating:

C

Tenure:

Freehold

Why Hoole House?



Hoole House is a home that effortlessly blends elegance, comfort, and practicality, offering a lifestyle that's as luxurious as it is welcoming. Whether you're enjoying a family gathering, entertaining friends, or simply relaxing in one of the many beautiful spaces, this home is designed to create memories that will last a lifetime. The exceptional features, spacious layout, and beautiful surroundings make Hoole House the perfect family home, where every moment feels special.





The Garden



Hoole House boasts expansive gardens surrounding the whole property, with gorgeous established trees, shrubs and a beautiful pond. There is plenty of space for children to play, to enjoy a spot of gardening or to host family and friends. Featuring a large circular drive, two single garages, a car port and a twin garage, it is also a car lover's dream!

Above the pool room, a large rooftop terrace also offers the ultimate suntrap, giving you the perfect spot to relax or entertain outdoors.



Garage



Parking



Garden





The Bedrooms



Upstairs, the grandeur of the home continues. The staircase leads you to a spacious gallery landing that looks out over the reception hall below. The principal bedroom suite is to the east of the house, offering a large, peaceful bedroom with a beautiful five-sided bay window. The suite also features a luxurious bathroom and a private back staircase leads directly to the living kitchen or upstairs to the office area, tucked away in the roof space — a perfect, quiet spot for working from home or studying.

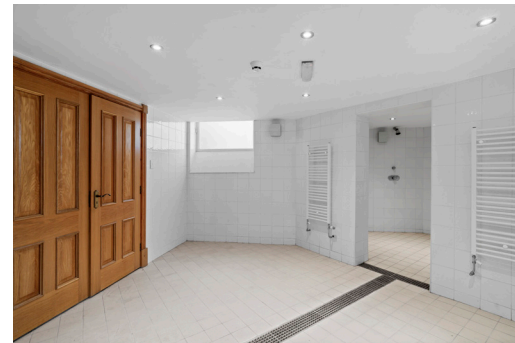
The family-friendly design of Hoole House is further enhanced by four additional double bedrooms, all with their own en suite bath or shower rooms, ensuring that everyone in the family has their own private space.



The Bathrooms



Alongside the shower rooms and a WC on the ground floor there are five additional bathrooms on the first floor. This includes four en suite bath or shower rooms and a luxurious bathroom with a walk-in wet room and a glamorous dressing room servicing the main suite.

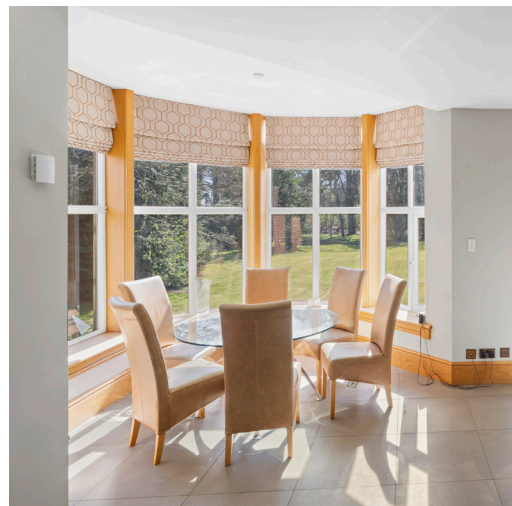


Kitchen & Dining Room



The living kitchen is another incredible space that brings the family together. The open-plan design ensures that this area is both functional and sociable, with a large U-shaped kitchen that makes cooking a joy. The striking olive wood breakfast bar adds a touch of warmth and character to the space, while the Corian worktops and NEFF appliances — including four ovens, an induction hob, larder fridge and freezers, and a wine fridge — ensure that this is a kitchen built for those who love to cook.

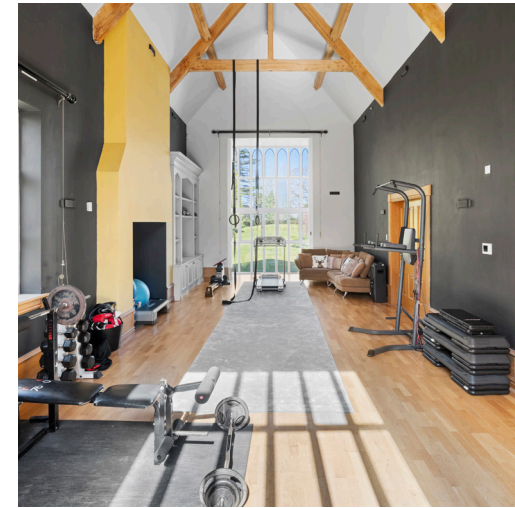
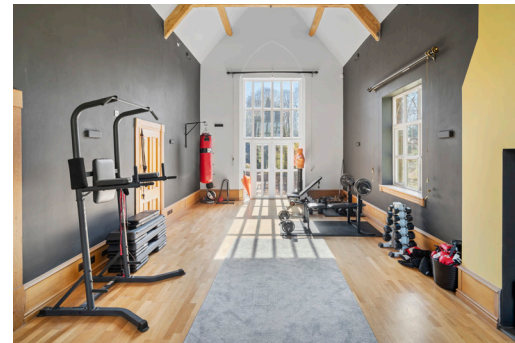
A five-sided bay window adds even more charm to the space, providing the perfect spot for a dining table, while the room flows seamlessly into a comfortable seating area. It's the ideal place to enjoy a meal, relax, or entertain, and it's easy to see how it could become the heart of family life.



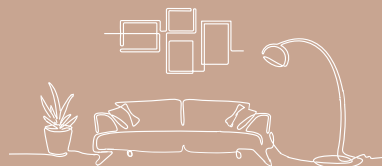
Reception rooms

Alongside the living room there are two additional reception rooms — currently serving as a gym and snooker room — which could be transformed into whatever suits your family's needs, be it a playroom or home office. The gym is an impressive, double-height space with towering windows and French doors opening to the garden terrace. The snooker room boasts a snooker table and an oak-built bar with a Rangemaster drinks fridge. This room is made for entertaining, with French doors opening to the garden and easy access to the pool room and sitting rooms.

The pool room is one of the standout features of Hoole House, offering a 12m x 5m pool with an electric cover — perfect for a morning swim or weekend pool parties with friends and family. With a central cupola above, the area is bathed in natural light and at the far end of the pool there's room for lounging between swim sessions, alongside dedicated changing and showering facilities.



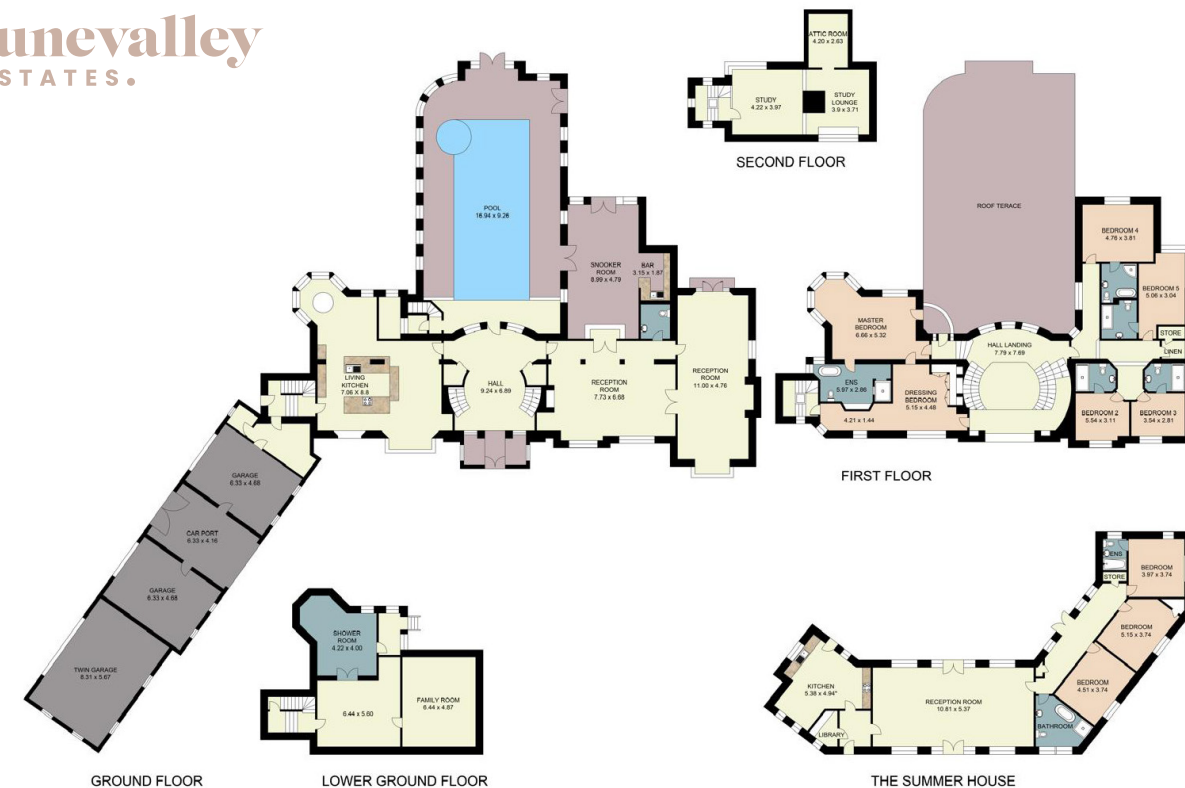
The Lounge



The sitting room is a lovely retreat with beautiful oak paneling and a Chesney wood burner, making it perfect for curling up with a book or enjoying a family movie night.



lunevalley
ESTATES.



Total Area: 9160 sq. feet





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Elswick

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