



### 3 bed country house to buy in SR7

2 West View, Hawthorn, Seaham, Durham,  
SR7 8SQ

# £308,000

 x 3  x 2  x 1

Tenure

Size

**Freehold**

**1539 sq ft / 143 sq m**

On Street parking

Garden

### Property features

- ✓ Stunning Church Hall Conversion
- ✓ Grade II Listed – Protected by English Heritage
- ✓ Three Generously Sized Double Bedrooms
- ✓ Mezzanine Master Suite with
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

A Rare Opportunity to Own a Piece of History – Beautifully Converted Church Hall in Hawthorn Village

Dating back to the 1800s and fully refurbished by the current owners, The Old Church Hall is a remarkable three-bedroom mid-terrace cottage that seamlessly blends historic character with modern comforts. Originally a church hall, this stunning Grade II listed residence, protected by English Heritage, offers a truly unique living experience in the peaceful and picturesque Hawthorn Village.

Upon entering, you are welcomed into a spacious hallway featuring a handy storage cupboard and a beautifully crafted pine bannister. The staircase leads down to the third bedroom — a charming, characterful space with exposed wooden beams that pay homage to the building's ecclesiastical origins. Also accessed from the hallway is a bright and airy second double bedroom.

Moving through the property, there is convenient access to the rear garden via a side door, alongside a practical utility room and a stylishly appointed family bathroom — all while preserving the characterful charm expected of a period property.

At the heart of the home lies the impressive 28ft open-plan kitchen, dining, and living area — a stunning space designed for comfort and entertaining. Soaring vaulted ceilings, exposed steel-style trusses, and architectural beams create a dramatic and memorable interior. A contemporary multi-fuel burner serves as a cosy focal point. The modern kitchen boasts integrated appliances, ample storage, and a breakfast bar, ideal for both everyday use and hosting guests.

Patio doors open onto a private rear garden, a tranquil sanctuary mostly laid to lawn and bordered by mature shrubs and apple trees — perfect for relaxing or enjoying alfresco dining.

From the living area, a distinctive spiral staircase ascends to the mezzanine master suite, a peaceful retreat featuring generous space and an en-suite bathroom. The elevated position adds to the unique charm of this exceptional home.

Externally, the property impresses with its handsome period façade and beautifully maintained rear garden, enhancing the lifestyle appeal of this one-of-a-kind residence.

The Old Church Hall is a rare gem—offering the chance to own a piece of local history while enjoying the comforts of modern living. Combining period elegance with contemporary practicality, this extraordinary home must be seen to be fully appreciated.

Early viewing is highly recommended.

Council Tax Band: C

Tenure: Freehold

Price: £308,000

Property Type: Country House

Build Size: 143 sq m

USPs: Garden

Parking: On Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

## External Front



## Entrance Hall

4.32m x 3.43m (14'2" x 11'3")

Welcoming and full of character, the entrance hallway is accessed via a charming cottage-style solid wood door. This spacious area features a useful built-in storage cupboard, central heating radiator, ceiling spotlights, and a striking staircase with an oak banister leading down to Bedroom Three.



## Bedroom Two

4.29m x 3.56m (14'0" x 11'8")

A well-proportioned double bedroom featuring a double-glazed window to the front elevation, allowing for natural light. Finished with two radiators, this room offers both comfort and versatility.

## Bedroom Three

6.17m x 4.01m (20'2" x 13'1")

A spacious and characterful double bedroom boasting exposed beams that celebrate the property's heritage. The room is bright and airy, with two windows overlooking the rear elevation, two radiators for year-round comfort, and ceiling spotlights adding a modern touch.



## Inner Hallway

4.11m x 0.96m (13'5" x 3'1")

Fitted with a radiator and providing access to the loft. An external door leads to the side elevation, offering convenient access to the garden or outdoor space.

## Utility Room

1.47m x 1.19m (4'9" x 3'10")

A compact yet practical space housing the boiler, with designated space and plumbing for a washing machine and tumble dryer—ideal for everyday laundry needs.

## Family Bathroom

2.64m x 1.47m (8'7" x 4'9")

Stylishly appointed with a modern three-piece suite comprising a freestanding bath, vanity wash hand basin, and low-level WC. Additional features include a heated towel rail, part-tiled walls, extractor fan, and a double-glazed window to the side elevation, providing natural light and ventilation.



## Living Area

8.53m x 6.10m (27'11" x 20'0")

A stunning open-plan space designed for modern living, combining the kitchen, dining, and living areas with a perfect balance of style and function.

This striking space showcases vaulted ceilings with exposed steel trusses and beams, enhancing the character of the former church hall. A feature circular double-glazed window to the rear, an additional side window, and a Velux roof window flood the room with light. The cosy focal point is the multi-fuel burner, perfect for colder evenings, while two radiators provide additional warmth. Double patio doors open directly to the rear garden, seamlessly connecting indoor and outdoor living. A distinctive spiral staircase adds architectural flair and leads to the mezzanine master bedroom.



## Kitchen Diner

Beautifully fitted with a range of contemporary wall and base units, complemented by stylish work surfaces and splashback tiling. Features include a breakfast bar, electric hob, electric oven, extractor hood, integrated dishwasher, and a stainless steel sink with drainer and mixer tap. There's space for a freestanding fridge/freezer, a radiator for comfort, ceiling spotlights, and a double-glazed window to the side elevation providing natural light.



## Bedroom One

4.26m x 3.58m (13'11" x 11'8")

Mezzanine bedroom with exposed beams and steel trusses, radiator velux window to the side elevation



## En-Suite

Fitted with a modern three-piece suite comprising a corner shower cubicle, wash hand basin, and low-level WC. The room also features a radiator, part-tiled walls, and an extractor fan for ventilation and comfort.

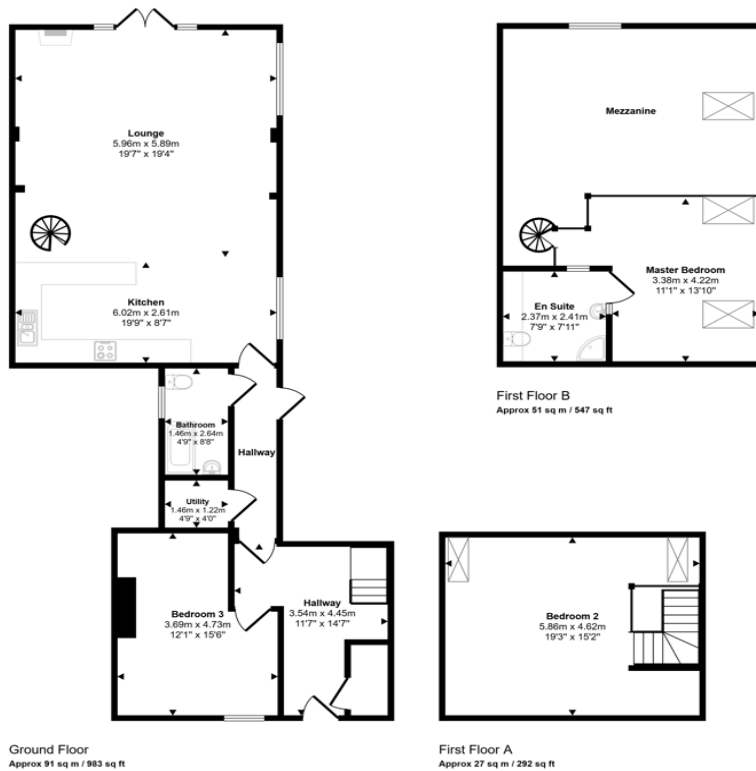


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## Aerial



Approx Gross Internal Area  
169 sq m / 1822 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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