



**Plot 1 Bowes Court, Hartlepool, TS27 4TH**

**Offers Over £675,000**

Hive Estates presents Trilliant in Monk Hesleden, a limited collection of three bespoke new homes on the edge of open countryside and moments from the North East coastline. Each home has been individually designed and built with a level of craft that is increasingly rare. Trilliant brings together timeless materials and modern architecture. From Austrian larch to Spanish slate, Northumberland stone to Italian porcelain, all chosen not for show, but for quality, durability and integrity.

A spacious open-plan kitchen and living area forms the heart of each home, designed for light, movement and everyday connection. Wide bifolding doors extend this space directly onto the patio and gardens, creating a natural flow between indoors and out.

The full-height glazing invites natural light deep into the homes. Spacious hallways lead into open-plan living kitchens with bespoke cabinetry and large central islands. Vaulted ceilings with exposed timber beams add drama and warmth, while the clean lines and uncluttered detailing give a contemporary feel that remains calm and understated.

Bathrooms are designed with the same intention. Fully tiled, layered with texture, softened with warm lighting and finished with brassware and solid oak joinery. These are rooms that feel crafted, not fitted.

Every choice has purpose. Storage is integrated and generous. Proportions feel balanced and intuitive. Gardens are large, level and private, giving real space to live and breathe.

And just beyond the development lies the coastline; quiet coves, long stretches of sand and dramatic headlands - a reminder that nature, openness and escape are always close.

Trilliant is for those who value design that endures. Homes built for living today, and built for life tomorrow. Welcome to coastal countryside living. Refined, grounded and beautifully executed.

Plot A - Available from £675,000

Plot B - Available from £675,000

Plot C - SOLD

Some of these images are for illustrative purposes only.

**Lounge 17'4" x 18'2" (5.30 x 5.55)**

**Living Area 17'2" x 16'5" (5.25 x 5.02)**

**Dining Area 16'4" x 16'5" (5.00 x 5.02)**

**Kitchen Area 5'2" x 6'6" (1.58 x 2.00)**

**Utility 9'8" x 11'7" (2.95 x 3.55)**

**Study 8'0" x 12'5" (2.45 x 3.80)**

**Cloaks 4'11" x 6'2" (1.50 x 1.90)**

**Garage 17'4" x 12'1" (5.30 x 3.70)**

**Master Bedroom 11'3" x 18'3" (3.45 x 5.57 )**

**En-suite 1 5'8" x 9'10" (1.75 x 3.00)**

**Dressing Room 1 5'8" x 8'1" (1.75 x 2.48)**

**Bedroom 2 10'8" x 12'9" (3.26 x 3.90 )**

**En-suite 2 5'5" x 8'10" (1.66 x 2.70)**

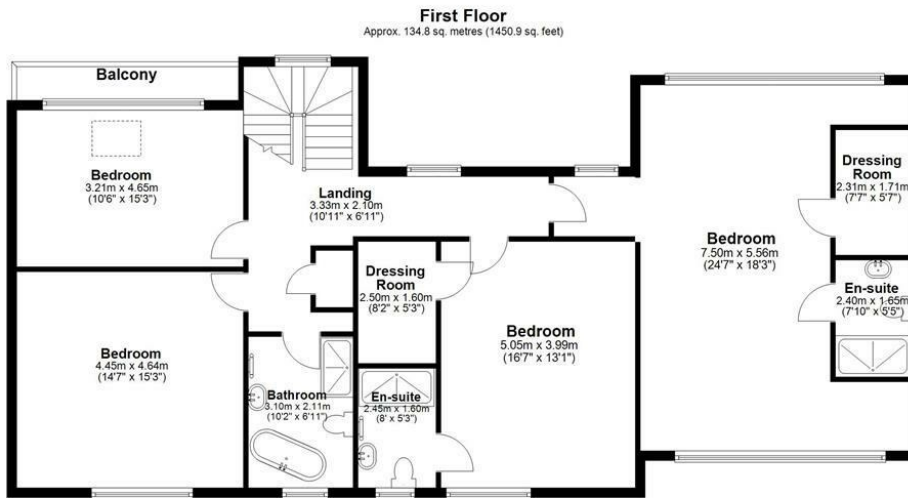
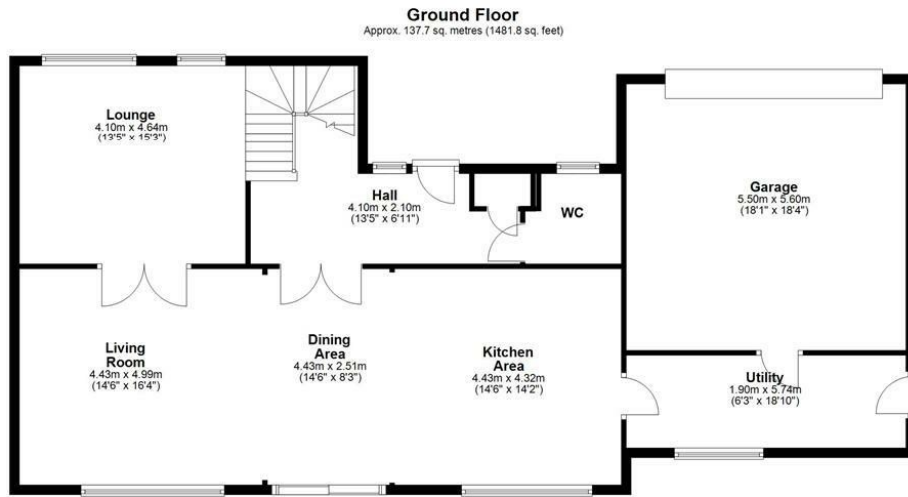
**Dressing Room 2 5'10" x 5'1" (1.80 x 1.56)**

**Bedroom 3 15'3" x 13'1" (4.65 x 4.00)**

**Bedroom 4 10'4" x 12'9" (3.15 x 3.90 )**

**Bathroom 10'4" x 5'8" (3.15 x 1.75)**

# Floor Plan

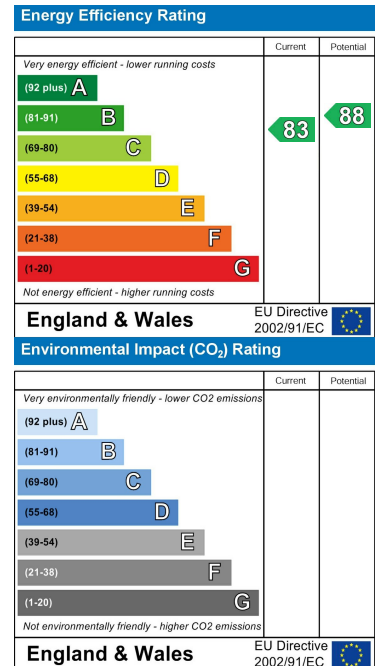


Total area: approx. 272.5 sq. metres (2932.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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