



Tetrarch Manor

5 Manorside, Wynyard





Tetrarch Manor 5 Manorside, Wynyard, TS22 5SF

Tetrarch Manor provides a magnificent, detached and modern residence which has been recently constructed to an extremely high standard and is ideally situated within a prestigious and private gated development. The property offers one of the largest modern family homes which have been individually constructed within the highly regarded Manorside, Wynyard.

Wynyard is a highly regarded and sought after location, offering executive country living with a multitude of local amenities, including the highly regarded Wynyard Golf Club, Gym & Health Club, Wynyard Hall Hotel & Spa, Hair Salon, Castro Pub, and Village Store. Wynyard delivers all of the benefits of a secluded woodland location, whilst enjoying excellent connections to both the A1 and A19, in addition to being only a short drive from the coast.

This wonderful and imposing residence was designed and constructed by the current owners in 2018 and is perfectly located within a private and gated development.

Price Guide:

Offers Over £2,300,000

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Boasting in excess of 7,500 Sq ft, the internal accommodation comprises :
Central entrance hall with tiled flooring and bespoke oak staircase leading to the first floor with under-stairs store | Lounge with dual aspect windows and modern fireplace | Dining room with feature fireplace and windows overlooking the front of the property | Kitchen/breakfast room, again with tiled flooring, with a range of high gloss wall and base units with stone work surfaces, central island with breakfasting bar, bay window to side and doors leading to both the central courtyard and gardens | Utility room with space for two washing machines.

The rear hallway then gives access to the integral double garage and leads to | Study with secure entry intercom | Ground floor guest WC | Games/Billiard room with modern gas fire and French doors leading to the gardens and gate intercom | Leisure suite lounge/TV room, again with modern gas fire and fully glazed windows overlooking the swimming pool area.

The rear hallway then leads to an air locked lobby which in turn provides access to the incredible leisure wing of the property with a wonderful swimming pool with auto roller cover and BADU swim jet, feature lighting to recessed ceiling with star lights inset, 5 person Jacuzzi with waterfall and sound/light system, sauna and doors leading to a changing room with ensuite shower, WC, wash hand basin and fitted units.

A separate oak stairwell then leads up to the first floor landing of the leisure wing which provides a door leading to a large storage cupboard/solar store, with doors leading to the bar room and doors leading to the first floor sun terrace | The bar room enjoys sloped ceiling with panelling to walls, modern electric fire, fully functioning Bar with optics, spotlights, six opening skylight windows with fitted blinds and MVHR control and gate intercom/control | Bar room/snug with feature arch window.



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Total area: approx. 823.7 sq. metres (8866.4 sq. feet)
Tetrach Manor, Wynyard

The main entrance hall then leads up to a wonderful and generous galleried landing with picture window with access to six double bedrooms, three of which enjoys stylish en-suite facilities | The principal suite offers bespoke fitted wardrobes with private access onto the 1st floor sun terrace and en-suite bathroom | Bedroom two, again with en-suite | Bedroom three, also with en-suite | Bedrooms four and five are similar in size and are located via the rear first floor hallway | Family bathroom with four piece suite.

The property also offers a Golf Room / Hobby Room which is also used as a cinema room, with double glazed window to front, spotlights, radiator, gate intercom and control, TV/Cat6 points and door leading to a first floor gymnasium with restricted head height and laminate floor.

Externally, the property is accessed via secure electronic electric gates which then lead to the a block paved driveway offering secure off street parking for several vehicles and access to the integral triple garage. The beautiful, landscaped gardens wrap around the property and offer well kept and shaped lawned areas with some 300 planted trees, various paved areas, composite decked areas and a large composite decked sun terrace which is a focal point of the house and over looks the Garden and is a perfect suntrap and excellent when entertaining.

Immaculately presented throughout, this impressive detached home simply demands an early inspection to appreciate the quality of accommodation on offer in this much sought after and highly regarded development of executive homes.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band H | Energy Performance Certificate: Rating B



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rare!
From Sanderson Young