



4 The Beaumont  
Wynyard | Billingham | TS22 5FZ

FINE & COUNTRY



# Seller Insight



## Seller's Insights:

When we first came across this plot, we knew it was something special. It's a large corner plot, completely private and surrounded by beautiful woodland. The setting is incredibly peaceful - tucked away on a gated road with no through traffic - so it felt like a hidden retreat from the moment we found it.

We've lived here since August 2019, and as a self-build, we were able to design and build the home to our exact specification. Every detail reflects what we value most - space, light, privacy, and a deep connection to nature.

Our favourite part of the property has to be the garden. It's extensive, lush, and borders the woodland, which brings an incredible sense of tranquillity. You can hear the birds, feel the breeze through the trees, and truly switch off from the world. It's a place where you instantly feel at peace.

The cul-de-sac itself has a wonderfully exclusive feel, with just 13 individually designed homes. Everyone respects the quiet nature of the area, and there's a friendly sense of community - there's even a WhatsApp group just for residents, which has been great for staying connected.

Despite the privacy and peacefulness, the location is also very practical. We have excellent road links via the A19 and A1, making commuting or getting out and about really easy. Local amenities in Wynyard, including a Co-op, chemist, dentist, and hairdresser, are just minutes away, and for a broader range of shopping and entertainment, Teesside Retail Park is only about a 15-minute drive. We had always planned to build a summer house behind the garage - the garden certainly has the space for it - so there's real potential for someone to make the most of that. It was designed to be our forever home, and it's only due to a job move that we're having to let it go. What I think the next owners will love most is the same thing we fell in love with, the space, the privacy, and the unique setting amongst the trees.

We'll miss absolutely everything about living here. If we could take one thing with us, it would be the feeling of space and seclusion the garden and woodland provide. That's something truly rare and very hard to replace.

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









# Step inside

## 4 The Beaumont

Completed in August 2019 and set within one of Wynyard's most exclusive gated developments, this remarkable five-bedroom, six bathroom home blends luxury, craftsmanship, and cutting-edge technology across approximately 5,737 sq ft.

### Step Inside:

Built to an uncompromising standard with a build cost of £1.4 million, the property showcases premium finishes throughout. The heart of the home is a bespoke kitchen and utility by Haus of Design, featuring Schüller Next 125 cabinetry, Systemo ceramic worktops, and high-spec Küppersbusch appliances - perfectly suited for modern family living and entertaining.

The showstopping cinema room, installed by Wakefields, includes a full 7:2:4 Dolby Atmos system with Artcoustic speakers, Denon Atmos amps, a Sony 4K projector, and a Screen Excellence display delivering an immersive viewing experience.

All five bedrooms feature en-suite facilities finished with luxury Porcelanosa tiles. The master suite impresses with a polished Habana Dark marble finish, while the main bathroom features Habana marble and a granite basin.

Smart features abound, including a Control4 system managing lighting and audio, a Matrix system connecting smart devices, Sonos speakers throughout, and Heatmiser controls for the dual boiler and twin 400L water tanks - providing simultaneous hot water across all bathrooms with ease.

Elegant details such as solid oak doors (factory-painted black), natural marble flooring, and an oak staircase elevate the overall aesthetic. High-speed Wi-Fi (350mb), full CCTV, and an advanced alarm system ensure modern convenience and security.

The detached triple garage, built to house-standard quality, includes an upper-level gym with scope for conversion into a home office or bar.

Every element of this home reflects thoughtful design, advanced technology, and timeless quality.











# Step outside

## 4 The Beaumont

### Step Outside:

Occupying a substantial corner plot of approximately 0.5 acres, the property is bordered by mature woodland, offering a rare level of seclusion and tranquillity. The rear garden is predominantly laid to lawn, creating a vast, versatile outdoor space ideal for family life, recreation, or future landscaping. A beautifully finished Fairstone Sawn Versuro natural stone patio provides an elegant setting for alfresco dining or entertaining. The setting is peaceful and private, with secure gated access and no through traffic, making it a perfect retreat that feels worlds away - yet remains within easy reach of key transport links and amenities.

Location: Within one of Wynyard's most prestigious gated developments, the property sits on a quiet, private road shared by just 13 individually designed homes. Surrounded by woodland, it offers a peaceful, exclusive setting while remaining highly accessible. Excellent transport links via the A19 and A1 make commuting straightforward, and local amenities including shops, a chemist, and a dentist are just minutes away. Durham Train Station is within a 25-minute drive, and Teesside Airport reachable in just 35 minutes.

Directions: Whatthree words - [///motoring.steadily.item](http://motoring.steadily.item)

Services, Utilities & Property Information:

Utilities - Mains electricity, and sewerage. Gas central heating.

Tenure - Freehold. Annual Wynyard Service Charge: £400 (for maintaining high quality garden areas and private security).

Property Type - Detached. Construction Type - Standard.

Council Tax - Hartlepool. Band H

Parking - Private off road parking and triple garage

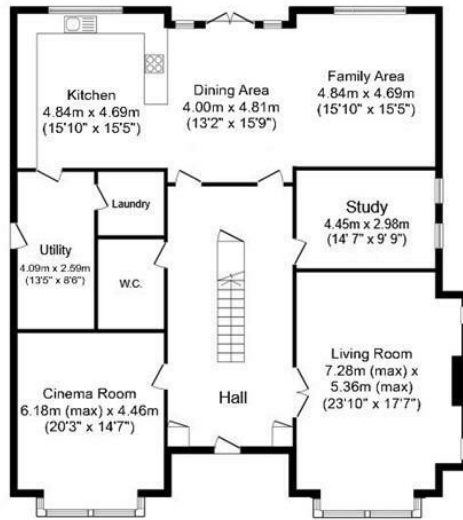
Internet connection - Virgin Broadband is available.

Public and Private rights of way - there are no public rights of way over the property.

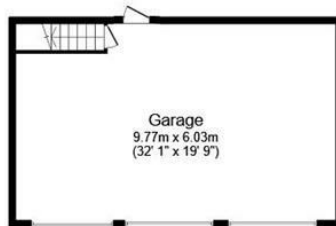
Viewing Arrangements - Strictly via the vendors sole agent at Fine & Country Durham on 0330 166 4646



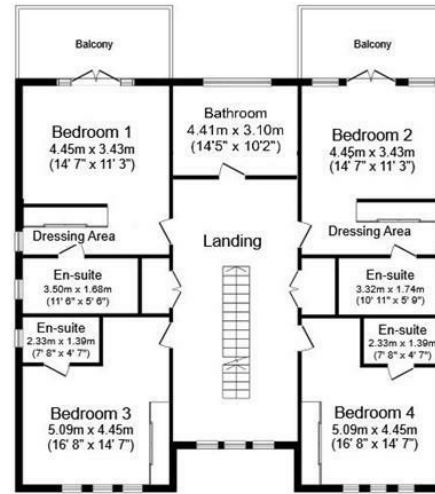




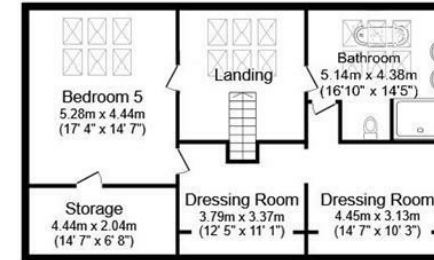
**Ground Floor 201 sq.m  
(2,167sq.ft.)**



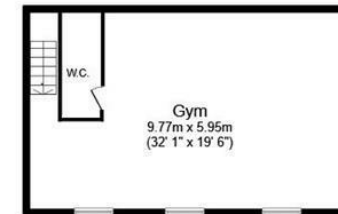
**Garage Ground Floor  
55.3 sq.m. (596 sq.ft.)**



**First Floor  
195 sq.m (2,095 sq.ft.)**



**Second Floor  
96 sq.m (1,028 sq.ft.)**



**Garage First Floor  
41 sq.m (447 sq.ft.)**

**Total floor area: 532m<sup>2</sup> (5737sq. ft.). Approx.**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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