



**Manorside, Wynyard, Billingham, TS22 5SF**

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## **Manorside, Wynyard Billingham**

Utterly unique! Exquisitely blending a high-spec. interior with the rustic charm of exposed oak beams, reclaimed brickwork & slate roofing, this inspirational home offers unrivalled modern living. If you're fascinated by precision & attention to detail, then this residence is a 'must see'.

### **Entrance Level**

#### **Entrance Hall**

Entered via double doors to front, Exposed Oak Frame, Vaulted ceiling, three Velux windows to front, Buster & Punch lighting, Lubelska reclaimed brick tiled flooring, Nest Video Doorbell, Underfloor Heating and loft hatch.

#### **Kitchen/ Living/ Dining**

46' x 17' 7" ( 14.02m x 5.36m )

The true hub of the home! Featuring 'linen' DeVol shaker style wall and base units with Italian marble work surfaces, larder units, pantry unit, a vast navy central Island with Bora Pure hob and built in extraction, Gaggenau steam oven, Gaggenau warming draw, Gaggenau multi function oven, Integrated Gaggenau Dishwasher, Kohler cast iron inset sink with Perrin & Rowe Parthian Mixer tap, featuring rinse and filtered water and Perrin & Rowe Parthian hot water tap, Buster & Punch cabinet furniture, underfloor heating, Lubelska reclaimed brick tiled flooring, vaulted ceiling with exposed oak frame with Buster & Punch lighting, double glazed window to side and direct glazing offering views across the gardens, with 3 lots of French doors to create more of an outside inside feel. Door leading to:

#### **Utility Room**

11' x 10' 2" ( 3.35m x 3.10m )

'Linen' DeVol Shaker cabinetry with Italian marble work surfaces, Buster & Punch cabinet furniture, plumbed for two washing machines (or can be a washing machine and a separate dryer), Kohler cast iron inset sink with Perrin & Rowe Parthian tap with rinse, Lubelska reclaimed brick tiled flooring, double glazed window to rear and stable door to rear.

#### **Pantry**

'Pantry Blue' DeVol Shaker cabinetry with Italian marble work surfaces, exposed brickwork, full size Gaggenau Wine Cooler, downlights, Lubelska reclaimed brick tiled flooring,

### **Cloakroom**

Wooden double glazed obscured window, Grohe Concealed Cisten with Villeroy and Boch easy clean toilet, West One Bathrooms Broadway basin & taps, Buster & Punch lighting, Underfloor Heating, Lubelska reclaimed brick tiles and Bisque Heated towel radiator.

### **Ground Floor**

Accessed via steps down from entrance hall.

#### **Formal Sitting Room**

17' 8" x 14' 3" ( 5.38m x 4.34m )

Two Traditional Sash Windows to rear, CAT 6, Underfloor Heating, TV point, downlights, LED ceiling lights and telephone point.

#### **Bedroom 4 / Cinema Room**

17' 6" x 13' 1" ( 5.33m x 3.99m )

Traditional Sash Window to front, LED ceiling lights, Underfloor Heating and TV point.

#### **En Suite**

Traditional Sash Window to side, Fired Earth Marble tiling, skirting, and splash-back, Double shower with Grohe Rain Shower, Grohe Concealed Cisten with Villeroy and Boch easy clean toilet, Fired Earth Bastide Oak Washstand, with Victoria & Albert Amalfi Basin, wall lights, LED ceiling lights, Oral-B toothbrush charger, Underfloor Heating and Bisque Heated towel radiator.

#### **Plant Room**

Accessed via the Garden Path. Worcester Boiler for Central Heating and Hot water, Big-Blue Water Softner, 2 x 250L hot water cylinders, Underfloor Heating Control Unit, CAT6 ethernet distribution point, Broadband/telephone connectivity, Philips Hue Bridge for exterior lighting, Mechanical Ventilation Heat Recovery [MVHR] Main Unit, LED ceiling lights and Fired Earth Tiled Floor.





### **First Floor Landing**

Stairs from ground level entrance, Feature staircase with American Black Walnut treads, Steel spindles, Underfloor Heating and two remote control Velux windows with rain sensor auto-closing.

### **Bedroom 2**

17' 7" x 13' 1" ( 5.36m x 3.99m )

Traditional Sash Window to front, TV point, CAT 6, Underfloor Heating and LED ceiling lights.

### **Bedroom 3**

18' x 14' 3" ( 5.49m x 4.34m )

Two Traditional Sash Windows to rear, TV point, CAT 6 and Underfloor Heating. Doors to dressing room measuring 9ft 9" X 9ft 5", with LED lighting & underfloor heating.

### **Bathroom**

Double walk-in shower with Grohe Rain Shower, marble tiled surround, Victoria & Albert Amalfi Bath, Victoria & Albert Amalfi stand mixer tap, with shower attachment, Grohe Concealed Cisten with Villeroy and Boch easy clean toilet, Fired Earth Bastide Oak Washstand with two Victoria & Albert Amalfi Basins, LED low-level shower lights, Underfloor Heating, Buster & Punch lighting, Feature Oak Frame, Oral-B toothbrush charger & Razor socket, Bisque Heated towel radiator, Fired Earth Marble tiling and skirting and wooden double glazed window to rear.

### **Second Floor Landing**

Stairs from first floor, Feature staircase with American Black Walnut treads, Steel spindles, Underfloor Heating and two remote control Velux windows with rain sensor auto-closing.

### **Bedroom 1**

16' 7" x 17' 2" (Reducing to 12' 10") ( 5.05m x 5.23m (Reducing to 12' 10") )

Vaulted ceiling, Underfloor Heating, wooden double glazed French doors to Juliet Balcony with a glass balustrade, TV point and CAT 6.

### **Dressing Room (hers)**

10' 2" x 10' 10" ( 3.10m x 3.30m )

Underfloor Heating and Velux window to side with remote control with rain sensor auto-closing.

### **Dressing Room (his)**

10' 2" x 6' 1" ( 3.10m x 1.85m )

Underfloor Heating.

### **En Suite**

Amiata Free Standing Bath, Victoria & Albert stand mixer tap with shower attachment, Double shower with Grohe Rain Shower, Fired Earth Bastide Oak Washstand, with two Victoria & Albert Amiata Basins, Grohe Concealed Cisten with Villeroy and Boch easy clean toilet, Oral-B Toothbrush Charger, Underfloor Heating, Velux, remote control with rain sensor auto-closing, Bisque Heated towel radiator and Fired Earth Marble tiling and skirting, plus LED low-level shower lights.

### **Externally**

#### **Front Garden**

Gravelled driveway giving access to the double carport and a multi-use building with an upstairs area.

#### **Rear Garden**

A generously sized, south-facing rear garden, cleverly landscaped featuring a well-proportioned lawn with water drainage, slate tiled paving, external power, outdoor tap and an abundance of mature planted trees to offer increased privacy.

#### **Double Carport & Outbuilding**

Each carport section wider than the average garage, upper floor offers potential to be fitted out as an annex/bar/gym/home studio etc. Double doors to the main outbuilding, single door from the carport, which gives access to an open space offering annexe potential (subject to planning approval), double glazed triple window to side, electricity (cabled but not connected), water, and drainage (capped off) are all in situ.

First floor level - Double glazed window overlooking the drive and two Velux windows with remote controls and rain sensor auto closing and oak door separating the two areas.

#### **Additional Note:**

'Self build' build warranty with over 7 years remaining. Guaranteed by build zone. Ask agent to provide the certification.



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## Manorside, Wynyard Billingham

- 'SELF BUILD' BUILD WARRANTY WITH OVER 7 YEARS REMAINING
- SELF BUILD LUXURY HOME WITH FOUR BEDROOMS
- OAK FRAME WITH SIP PANELS TO WALLS AND ROOF
- PLANT ROOM
- HIGH-END FIXTURES AND FITTINGS THROUGHOUT

Tenure: Freehold EPC Rating: B

offers in excess of

**£1,200,000**



This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they should not 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 on its own inspection(s). Plan produced for Manners & Harrison. Powered by www.focalagent.com

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