



**FINE & COUNTRY**  
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2 CAWTHORNE PLACE  
WYNYARD | TS22 5GN

## 2 CAWTHORNE PLACE WYNYARD | TS22 5GN

Life today is all about wellbeing, feeling good and being in an environment that supports our health and happiness. At the heart of this should be our home: a place that feels safe, secure and comfortable and ideally one where we can be close to nature.

2 Cawthorne Place, Wynyard, is an exceptional property that offers all of this and more.

Positioned on a third of an acre with a south-facing rear garden that backs onto green parkland and a nature reserve in what is now an established, although still exclusive, village, the location can't be beaten.

With proximity to green space ticked, inside is all about luxury and comfort. A former showhome of Bellway's Dorchester design, the property extends to 4,500 sq ft providing a light, bright and spacious interior.

A highly regarded regional company was involved in the interior design which is versatile and flexible, flows well and maximises access to the garden.

The four reception rooms all lie off the central reception hallway and are comfortable and welcoming: a quiet, elegant sitting room to the front with built-in media unit; easy access to the kitchen and garden from the dining room; a family room and utility room off the open plan dining kitchen, which is a superb space that leads into a garden room. An island with breakfast bar and white gloss units, and tile flooring, offer a clean and contemporary look.

Upstairs there are five bedrooms, two of them identical with a contemporary en suite shower room each, so ideally suited to older children or guests. There is a further large double bedroom to the front and a smaller room that is an ideal nursery for its proximity to the family bathroom.

The master suite provides an exceptional private space with a large bedroom overlooking the garden, two walk-in dressing rooms and a fabulous full size bathroom with a 'glass box' style double shower.





















#### CONTINUED:-

Two additional areas off the landing could be for music practice, study space or a library.

Whilst the layout is practical the finish is most definitely at the luxury end with underfloor heating to the ground floor with smart controls and an audio visual system operated by Control 4 and sound by Sonos. Fixtures and fittings throughout are to the highest quality and the property is immaculately presented.

When it comes to a safe space, the house is secure behind an electric gated entrance with high quality security and an alarm system by Hikvision and Home Control. Vehicles are also protected behind electric doors to the triple garage.

The feel-good factor of the interior continues outside too in the award-winning, beautifully landscaped garden which features multiple, stylish seating areas, an authentic pizza oven, a UHD TV screen for outdoor cinema, lighting and even an automated lawn mower. All the new owners have to do is sit back, relax and enjoy the comfort of their beautiful and beneficial home.

#### AGENTS NOTES:-

- \* Fully upvc double glazed throughout
- \* Under floor heating to ground floor with smart control
- \* Audio/visual/cinema rooms operated by Control 4, Music by Sonos
- \* Security & Alarm by Hikvision and Home Control.
- \* Freehold
- \* Council Tax Band : H Hartlepool
- \* EER: TBA

The property is subject to a community charge of £495.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### LOCATION:-

Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard is a traditional village centre with a pub, restaurant, store and scenic duck pond all surrounded by mature trees and beautiful landscaping. Miles of walking trails and bridleways can be found around the village, together with championship golf courses make it the perfect location for enjoying the outdoors. The breathtaking North York Moors and Cleveland Hills are just a short drive away and easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

#### VIEWINGS:

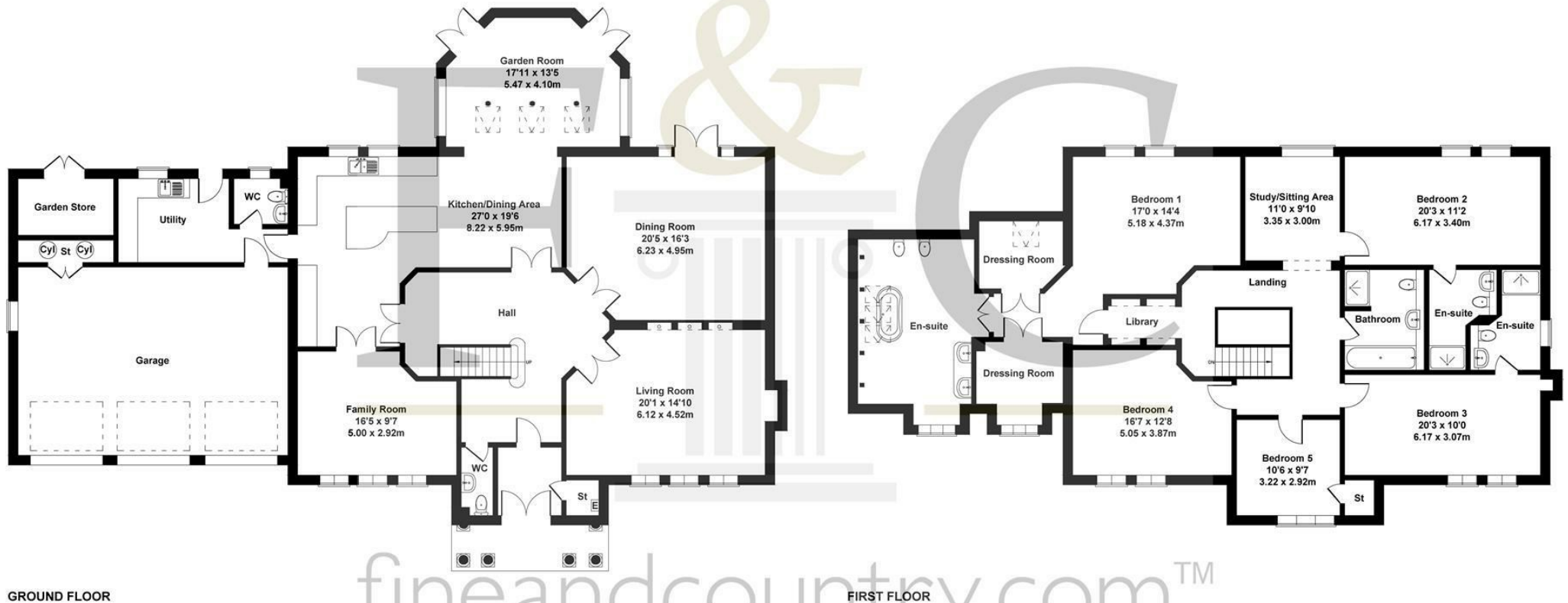
Via Fine & Country

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## 2 Cawthorn Place

Approximate Gross Internal Area  
4650 sq ft - 432 sq m



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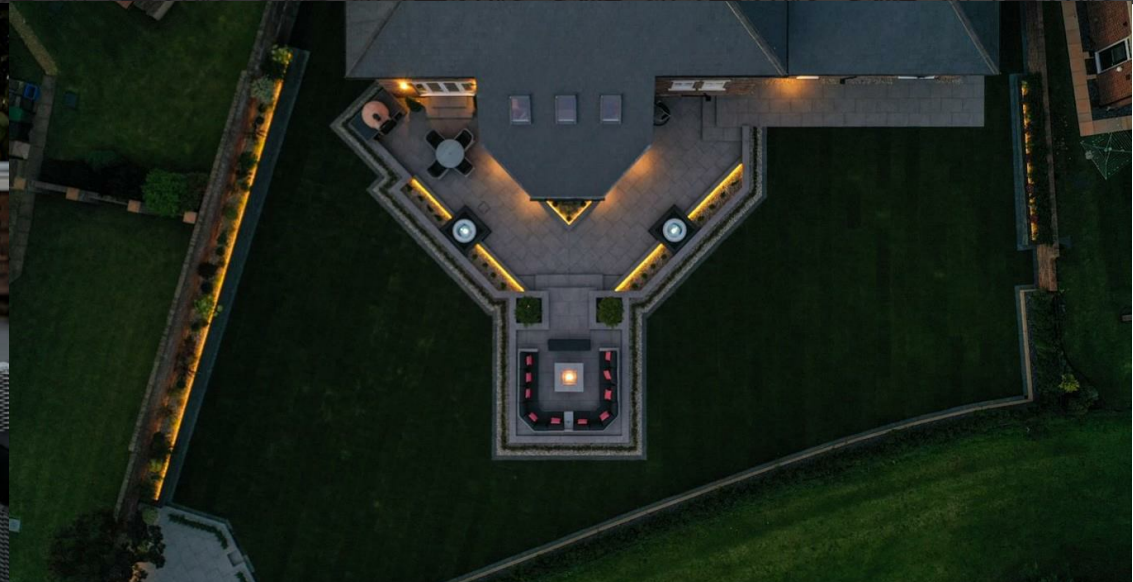
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.



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