



FINE COUNTRY
FOR SALE
01740 645444

WALMER
LODGE

The Wynd, Wynyard, TS22 5QE
5 Bed - House
Offers In Excess Of £850,000

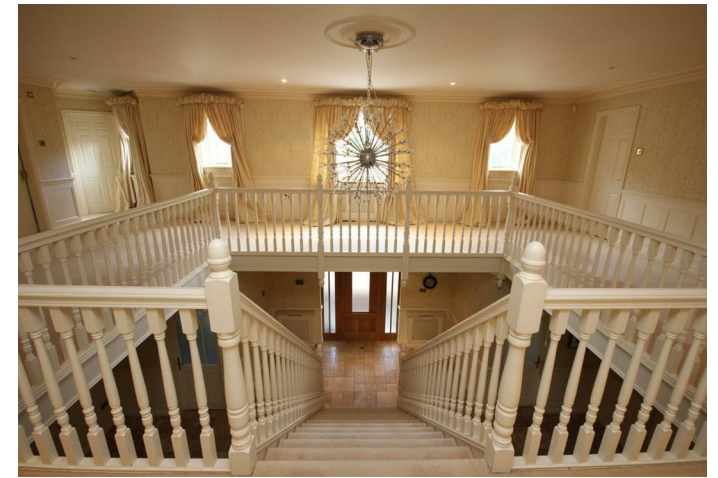
ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

The Wynd

Wynyard, TS22 5QE

Walmer Lodge is a super-size, statement home with great potential for a new family to make it their own. Everything about the detached property, in Wynyard Village's exclusive The Wynd, is on a grand scale and it offers immense possibilities for a family of multiple generations or those with a variety of needs.

Having previously been let, it is now a blank canvas extending to nearly 6,500sq ft for new owners to personalise, and transform the existing fixtures and fittings that run throughout the five/six-bedroom, four bathroom home. Both leisure and entertaining are well catered for, and there are some super features to the property, as well as an attractive, private garden. Set back from the road, the mature property has a gated entrance and large block paved parking area to the front with an integral double garage, softened by established trees and shrubs. On entering the front door through a glazed porch, visitors cannot help but be impressed by the exceptional hallway with its tiled floor and staircase leading up from the centre and turning both right and left to a substantial galleried landing. Three considerable reception rooms, a study and the kitchen lead off this stunning axis through a series of double doors, each room with outstanding features and a practical shape. The generous dining room has a feature fireplace; the family room has a bay window to the front and an attractive sandstone fireplace; the lounge is dual aspect and has French doors opening to the rear garden; and the study has a view into the garden room. Mirroring the ground floor, all the bedrooms are off the central galleried landing, which in itself is large enough for library and music corners. Each of the substantial bedrooms, with the exception of the smallest – an ideal nursery with a large, built-in cupboard – has en suite facilities and good storage. The master suite has the largest bedroom and is dual aspect with a separate dressing room as well as en sui













CONTINUED:-

The 23ft room over the garage is currently used a games room and gym but could easily be utilised as a large sixth bedroom or an upstairs lounge, family room or playroom.

The property stands in an outstanding plot with gardens to each side. At the back, the terrace leads down steps with a lovely outlook over estate fencing, and through a narrow area of woodland to the golf course beyond.

AGENTS NOTES

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- * Gas Central Heating via radiators
- * Council Tax Band: H
- * Freehold
- * EER: 71C

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

VIEWINGS:

Via Fine and Country, Wynyard.

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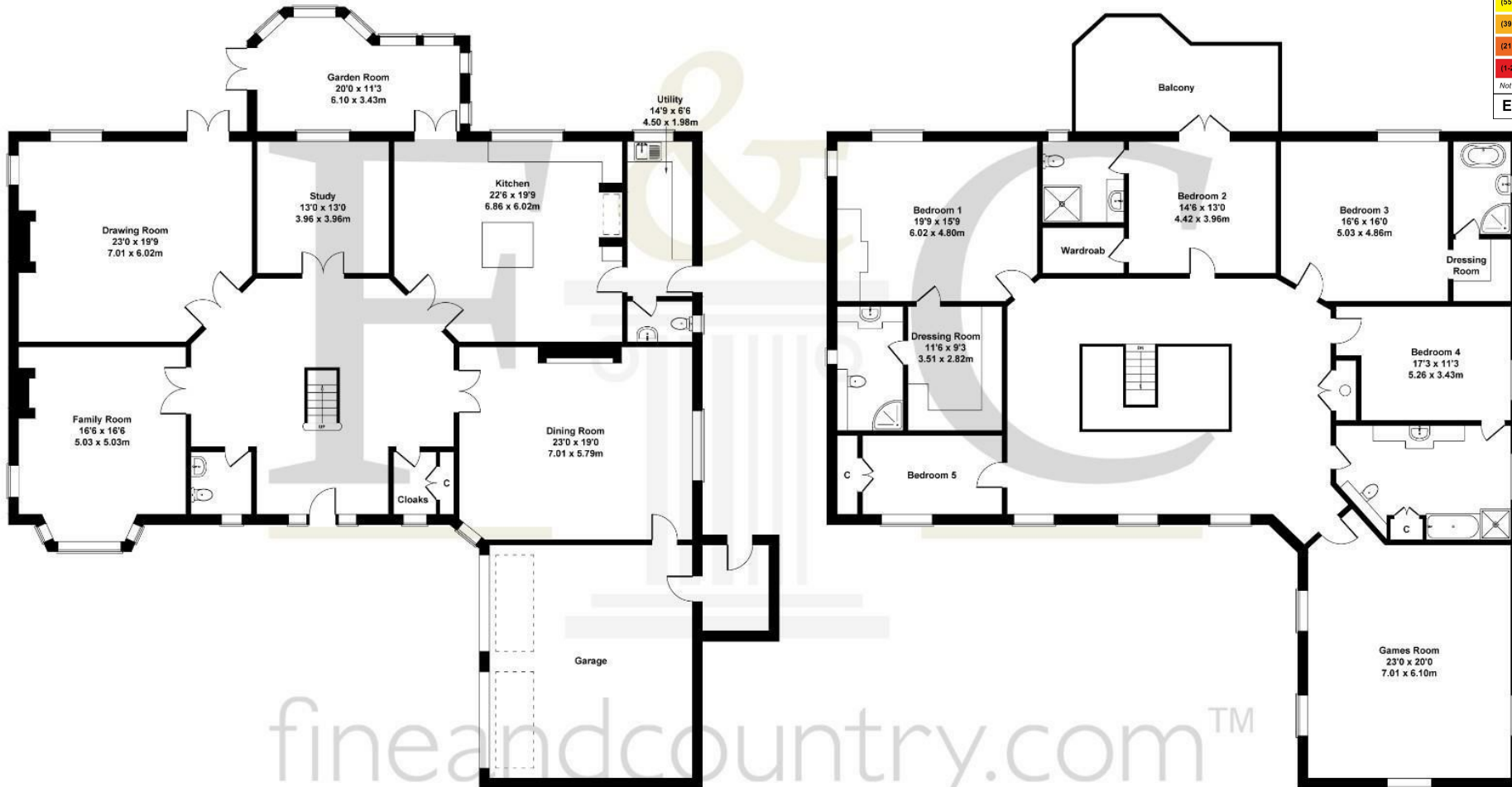
Info@wynyardfineandcountry.co.uk





Walmer Lodge, 11 The Wynd, Wynyard

Approximate Gross Internal Area
6230 sq ft - 579 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A	71	75
(61-81)	B		
(49-60)	C		
(35-48)	D		
(29-34)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR

FIRST FLOOR

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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these



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