



FINE & COUNTRY
Homes from Robinsons

5 GLEDSTONE
WYNYARD | TS22 5GF

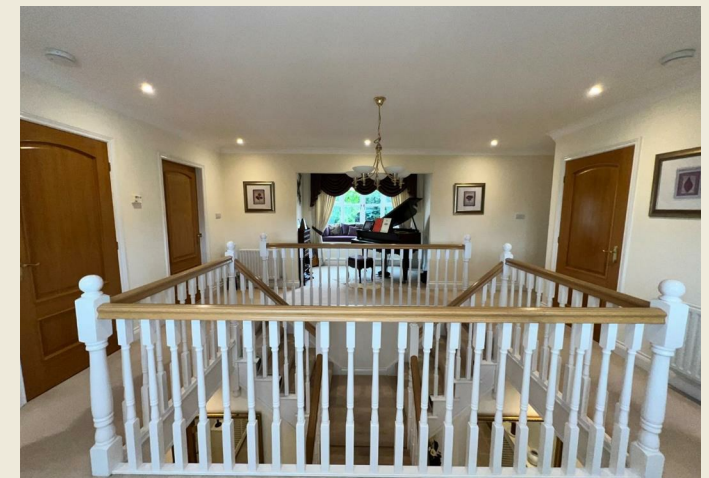
5 GLEDSTONE WYNYARD | TS22 5GF

This exquisite 7 bedroom family residence represents the pinnacle of luxury living, nestled at the head of a coveted cul-de-sac. Each home in this private cul de sac is distinct, yet they all share a commitment to elegance and comfort. The heart of this home is undoubtedly the expansive reception areas, seamlessly connected and opening onto a lush rear garden, perfect for both relaxation and entertainment. The ground floor is thoughtfully designed with a study, laundry/utility room, and a guest bedroom complete with an en suite, ensuring privacy and convenience.

Ascending to the first floor, one is greeted by a grand galleried landing that doubles as a music and library space, leading to the master suite. This sanctuary features a sumptuous en suite and a dedicated gym, offering a retreat within a retreat. The additional three bedrooms on this floor are generously sized, each boasting its own en suite, affirming the home's design for comfort and privacy.

The residence's splendour extends to a versatile top floor, housing a spacious den or cinema room equipped with a projector, an additional bedroom, and a full bathroom, creating an ideal space for leisure and hosting guests.

The property is framed by mature, enclosed gardens, providing a serene backdrop and privacy. The frontage impresses with a large block-paved driveway, a double integral garage, and the security of wrought iron electric gates, completing this picture of suburban excellence. This home is not just a residence; it's a statement of luxurious family living.











AGENTS NOTES:-

- * All main services
- * Gas fired central heating via radiators
- * Fully double glazed
- * Freehold
- * Council Tax Band H - Hartlepool - £4761.00
- * EPC TBA
- * Flood Risk - No risk
- * Broadband. 5Mbps - Superfast 61 Mbps - Ultrafast - 1000Mbps

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Fine and Country cannot accept liability for any information provided.

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:-

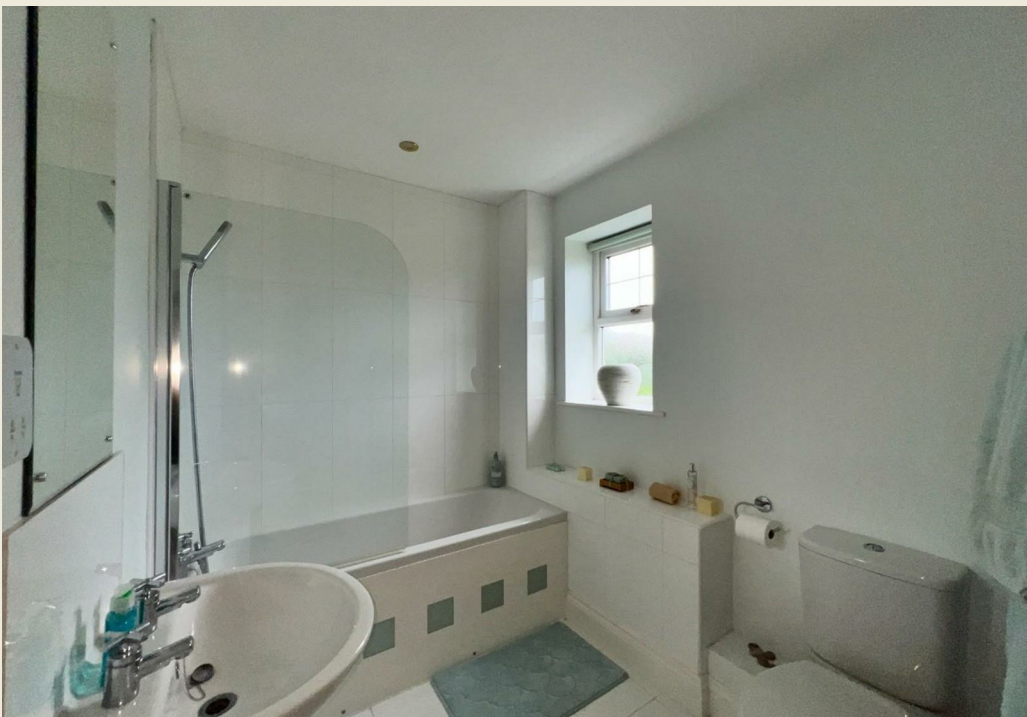
Firmly established as one of the North East's most exclusive addresses, Wynyard offers all the attributes of rural life with the benefit of easy access to urban centres. Set in attractive countryside, it offers tranquillity and a real getaway within a thriving, private community. At the heart of Wynyard 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:-

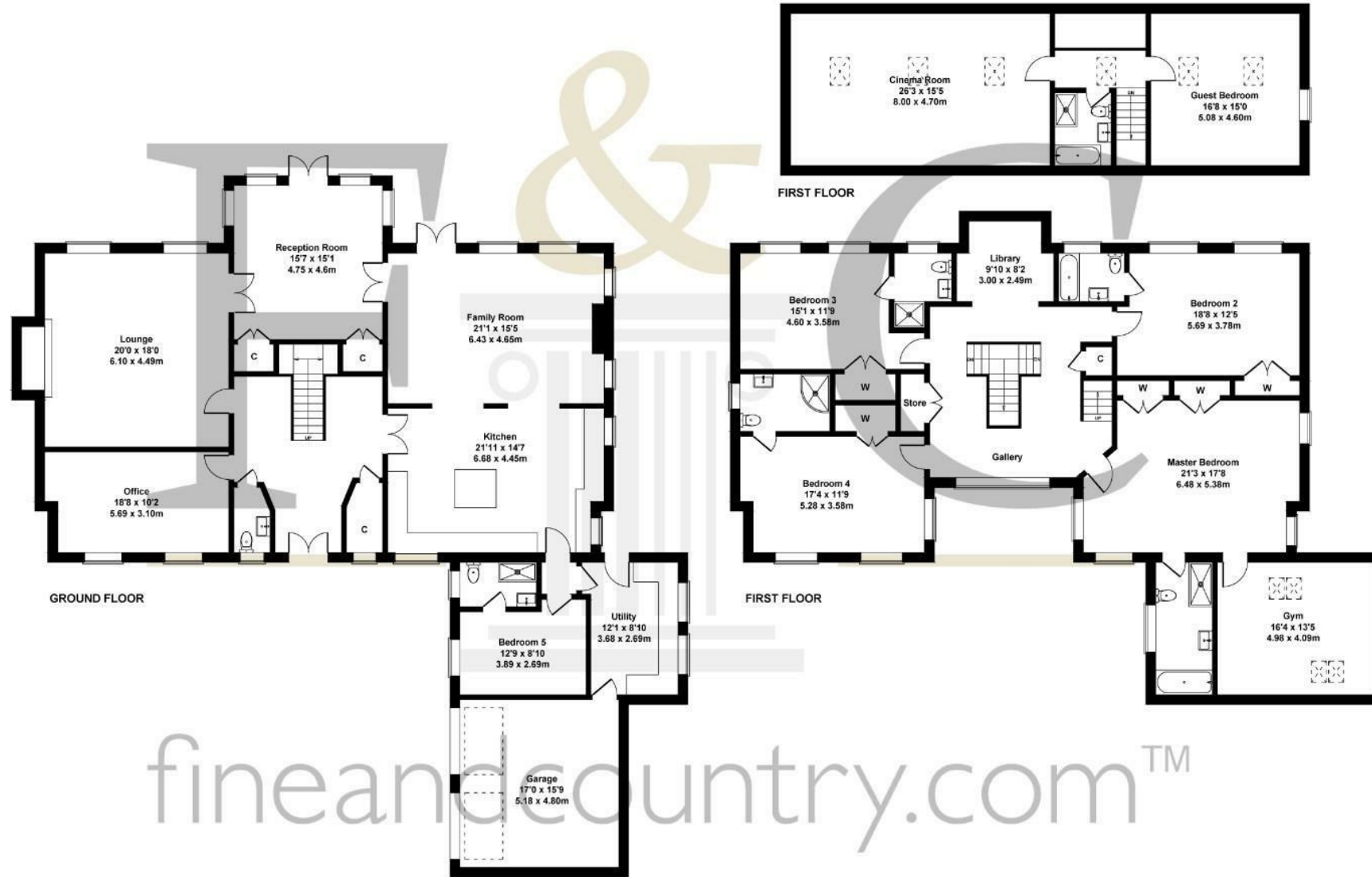
Via Fine & Country

Tel: 01740 645 444

Email: Info@wynyardfineandcountry.co.uk



5 Gledstone
Approximate Gross Internal Area
5096 sq ft - 473 sq m



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. 2024

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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Tel: 0191 384 2277

Fine & Country Durham City Regional Office
19a Old Elvet, Durham City DH1 3HL
info@durhamfineandcountry.co.uk

Tel: 0174 064 5444

Wynyard Fine & Country
Wynyard Office, The Wynd, Wynyard, TS22 5QQ
info@wynyardfineandcountry.co.uk

fineandcountry.com