



**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

2 MOUNTSTEWART  
WYNYARD | TS22 5QN

## 2 MOUNTSTEWART WYNYARD | TS22 5QN

Occupying a prime corner position with large gardens and private gated entrance, we offer for sale this 5 bedroom detached family home. The accommodation is well presented throughout and offers versatile accommodation for all the family. A wide entrance hall gives access to all three reception rooms that include a light and spacious lounge with feature fire surround, separate dining room and family room to the front. The breakfasting kitchen is well equipped with a range of cream units, built in appliances, breakfast bar and additional space for dining. A useful utility and cloaks/wc conclude the ground floor space. From the first floor galleried landing is the master bedroom fitted with a full wall width of fitted wardrobes, and featuring an oversized en-suite with corner bath and separate shower facilities. A second guest room comes with an en-suite whilst the remaining 3 bedrooms are serviced by the family bathroom. Externally the property occupies a spacious corner plot with landscaped gardens featuring established shrubbery and trees. The private walled rear garden is particularly pleasant and is predominantly laid to lawn with patio areas. To the front of the property there is ample parking for numerous vehicles in addition to the double detached garage with electric door.











#### 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.

#### AGENTS NOTES:

All mains services

Tenure : Freehold

Local Authority : Stockton-on-tees

Council Tax Band: G Annual Price: £3,921

Flood Risk : No Risk

Broadband: Basic 8 Mbps Superfast 79 Mbps Ultrafast 1000 Mbps



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 should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

The property is subject to a community charge of £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe

#### VIEWINGS :

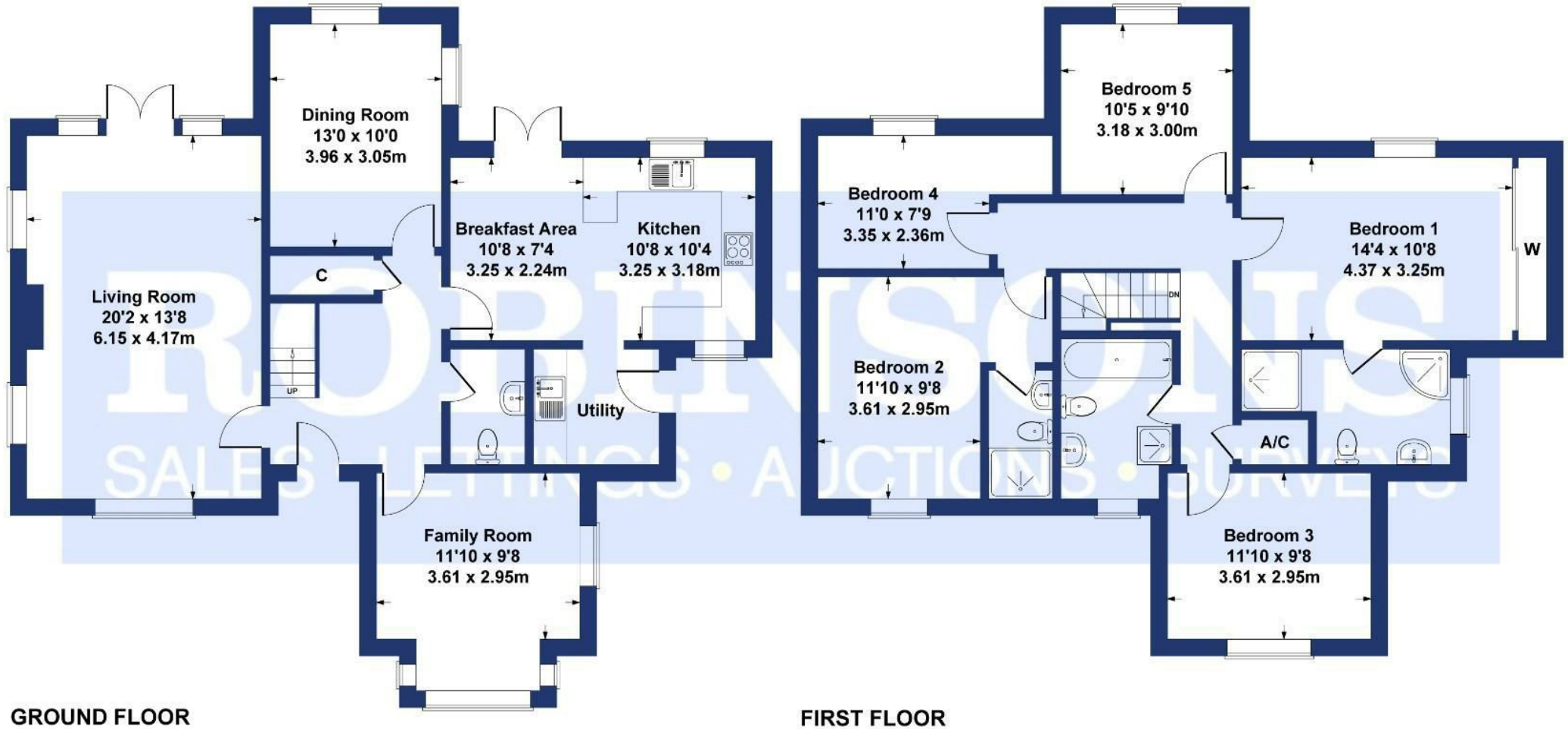
Via Robinsons Regency & Rural

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# Mountstewart

Approximate Gross Internal Area  
2145 sq ft - 199 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. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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