

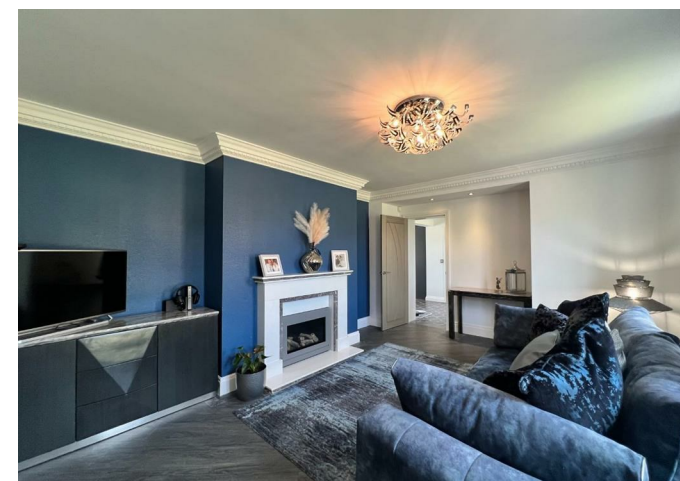


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4 HOLDERNESSE
WYNYARD | TS22 5RY

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A modern mansion in its own woodland garden, 4 Holderness is a property on a large scale with a list of attributes to match. From its impressive appearance to its inspiring interior, it is a superb, spacious property to be proud of with features to please the whole family. Set back off the road, its extensive drive and lawn frontage offer an open outlook with the practicality of generous parking and a triple garage with remotely-operated electric doors. Fully boarded and fitted out. The interiors fan will love the reception hallway, a beautiful, welcoming space that runs front to back with views to the garden, and the versatile layout of the ground floor. The three principal reception rooms and study lead off the entrance, all with stylish grey 'Amtico' flooring. For those who enjoy quiet relaxation, the lounge is a large yet cosy space with French doors to open to the garden when the weather allows. Turning to the right leads into the entertainer's domain with double doors to a formal dining room, while the elegantly presented family room next door takes you into real party territory. Two sets of French doors open to the garden for summer get-togethers on the Indian slate patio. Beyond, in open plan style, is the extended breakfasting kitchen with a comprehensive range of two tone units, contrasting 'Corian' worktops, centre island and a full range of built in appliances. Bi-fold doors open onto the rear patio and garden. A vast utility room next to the kitchen provides both a practical space for every day and a superb storage and preparation area for special occasions. The wide, grand staircase leads from the hallway up to a spacious galleried landing. This is the habitat of those who enjoy luxury and comfort, the master suite providing superb owners' accommodation with a glamorous bedroom with feature fireplace, a separate dressing room and a spectacular, full-size bathroom with double size walk-in shower, free-standing contemporary bath and fully tiled.











CONTINUED:-

Unusually, each of the three further double bedrooms has its own modern en suite facilities meaning everyone, including guests, gets to enjoy their own private piece of luxury. The fifth double room is currently used as a library with the added feature of double doors opening to a balcony overlooking the front of the property. The south east rear garden is worthy of special mention being much larger than might be expected of a modern property, bordered by established hedging providing complete privacy. Extensive paved patio area running the full width of the property is ideal for Al fresco dining including a covered dining area ideal for BBQs all year round. Some mature trees have been preserved to offer attractive shaded areas with plenty to interest the all the family. 4 Holderness has so much to offer wrapped up in a beautifully presented home in a magnificent location, a true family sized property.

AGENTS NOTES:-

- * Fully upvc double glazed throughout
- * All main services
- * Gas fired central via radiators. Contemporary Graphite Grey radiators to ground floor.
- * Council Tax Band:-
- * Freehold
- * EPC:-

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.

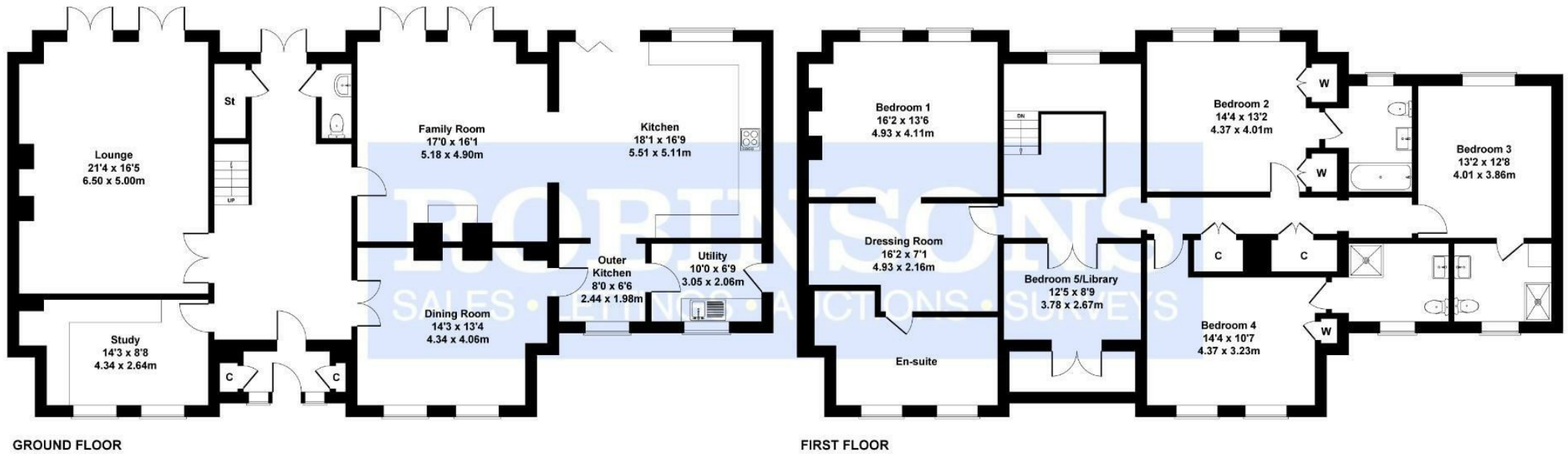
VIEWINGS:-

Via Robinsons Wynyard
Tel: 01740 645444
Email:- info@robinsonswynyard.co.uk



4 Holderness

Approximate Gross Internal Area
3572 sq ft - 332 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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