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8 THE GRANARY  
WYNYARD VILLAGE | TS22 5QG

## 8 THE GRANARY

### WYNYARD VILLAGE | TS22 5QG

Nestled in the idyllic and sought-after setting of Wynyard Village, 8 The Granary is a stunning double-fronted cottage that exudes charm and character. With picturesque views over a tranquil duck pond, this beautifully presented home offers an exceptional standard of living, combining timeless elegance with modern conveniences.

As you approach the property, the first thing you'll notice is the enchanting cottage-style frontage. A gated entrance leads to a well-maintained front garden, featuring a central path that invites you towards the front door. The sense of serenity continues as you step inside, where a welcoming hallway greets you with warmth and sophistication.

On either side of the hallway, you'll find two impressive reception rooms, each offering versatile spaces that can adapt to your lifestyle. The lounge, located to the left, is a particularly inviting room, generously proportioned and flooded with natural light. The centrepiece of this room is a charming feature fireplace, perfect for cozy evenings. French doors lead from the lounge into a bright and airy sun lounge, a wonderful spot to relax and take in the views of the garden.

To the right of the hallway, the dining room offers an elegant space for formal entertaining, with ample room for a large dining table and chairs. However, its flexible layout means it could easily be repurposed as a home office, playroom, depending on your needs. At the heart of the home is the stunning breakfasting kitchen, a true highlight. Thoughtfully designed with both style and functionality in mind, the kitchen features an extensive range of classic Shaker-style units, complemented by contrasting work surfaces that add a touch of warmth and craftsmanship. The kitchen also boasts a charming bay window dining area with French doors, where you can enjoy breakfast with a view of the garden. seamlessly blending indoor and outdoor living spaces, perfect for al fresco dining.











#### CONTINUED:-

Upstairs, the first floor continues to impress. The master bedroom is a serene retreat, complete with a comprehensive range of fitted wardrobes that provide ample storage. The recently updated en-suite bathroom adds a touch of luxury, featuring contemporary fixtures and finishes that perfectly complement the home's classic style. The additional bedrooms are generously sized and share access to a well-appointed family bathroom, which blends modern amenities with timeless design.

The exterior of 8 The Granary is as impressive as its interior. The rear garden is a private oasis, featuring a well-manicured lawn, raised paved patio area, and a selection of mature plants and shrubs. This peaceful space is ideal for both relaxation and entertaining. The property also benefits from a double garage, equipped with an electric door for added convenience. Beyond the garage, there is additional parking space, capable of accommodating up to four vehicles, as well as a caravan or motorhome—an incredibly rare feature in this charming village.

Situated in the heart of Wynyard Village, 8 The Granary offers a unique opportunity to enjoy a peaceful, village lifestyle while still being within easy reach of local amenities and transport links. With its exquisite blend of traditional character and modern comforts, this property is truly a hidden gem, offering a standard of living that is both luxurious and inviting. Whether you're looking for a family home or a tranquil retreat, 8 The Granary promises to deliver a lifestyle of unparalleled comfort and charm

#### 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 main services
- \* Gas fired central heating via radiators
- \* Fully UPVC double glazed throughout.
- \* Freehold
- \* Council Tax Band: F - Stockton
- \* Electric roller double garage door to rear
- \* EPC 67D

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.

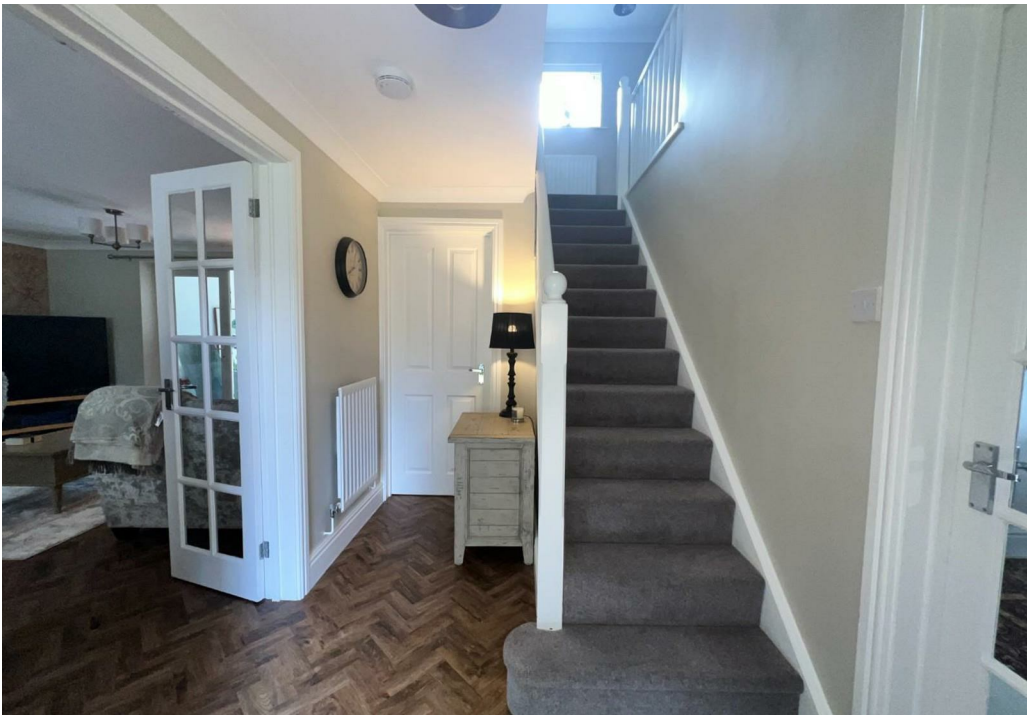
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#### VIEWINGS:-

Via: Robinsons Wynyard

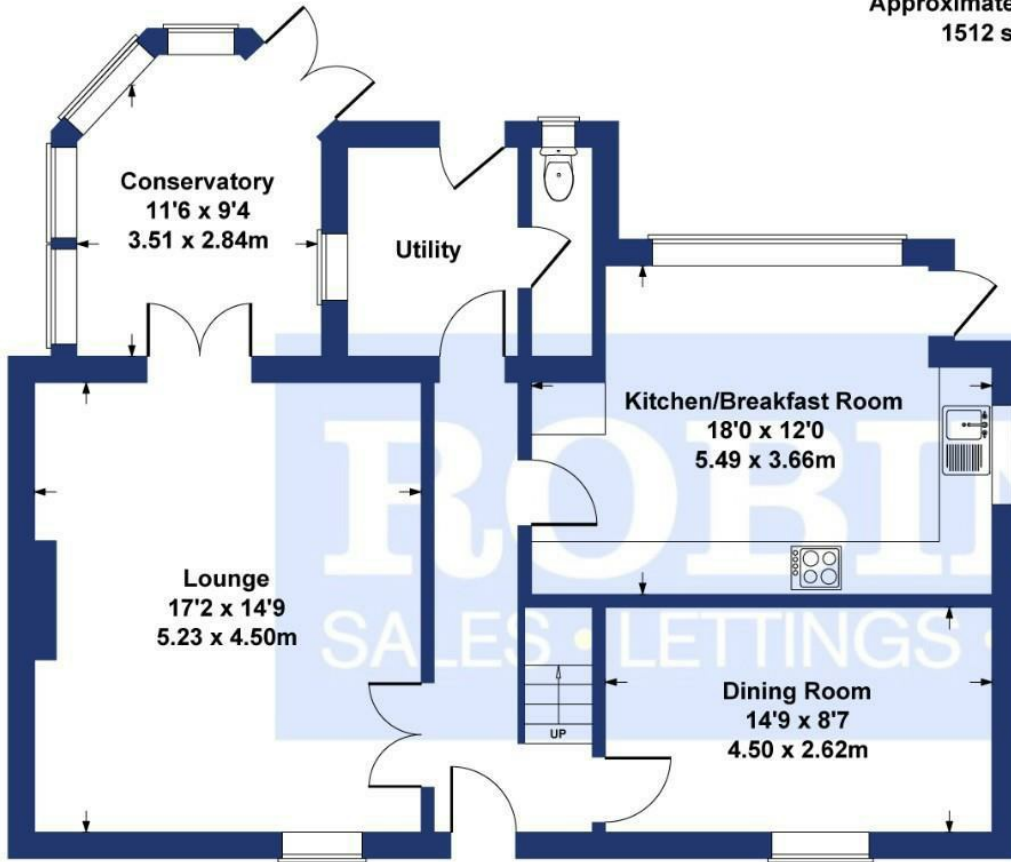
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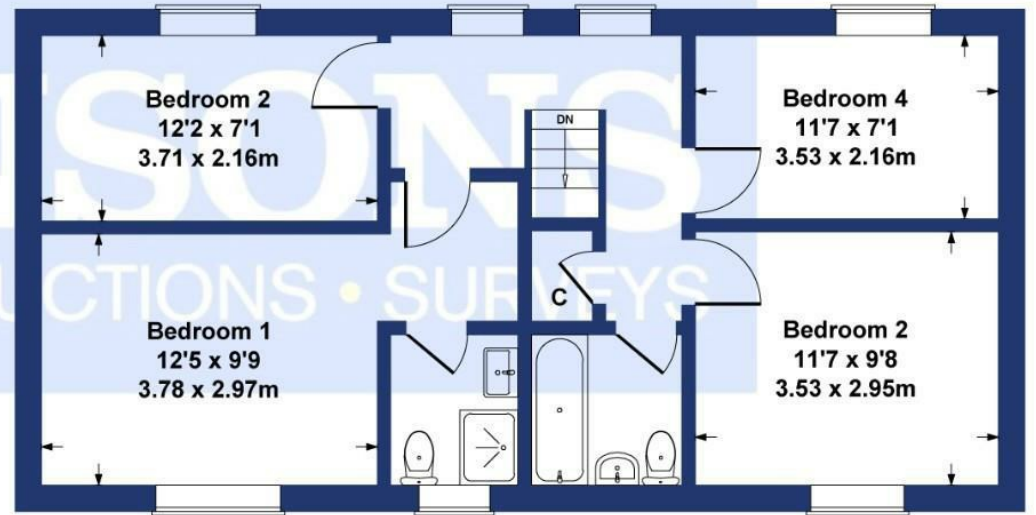


# The Granary

Approximate Gross Internal Area  
1512 sq ft - 140 sq m



**GROUND FLOOR**



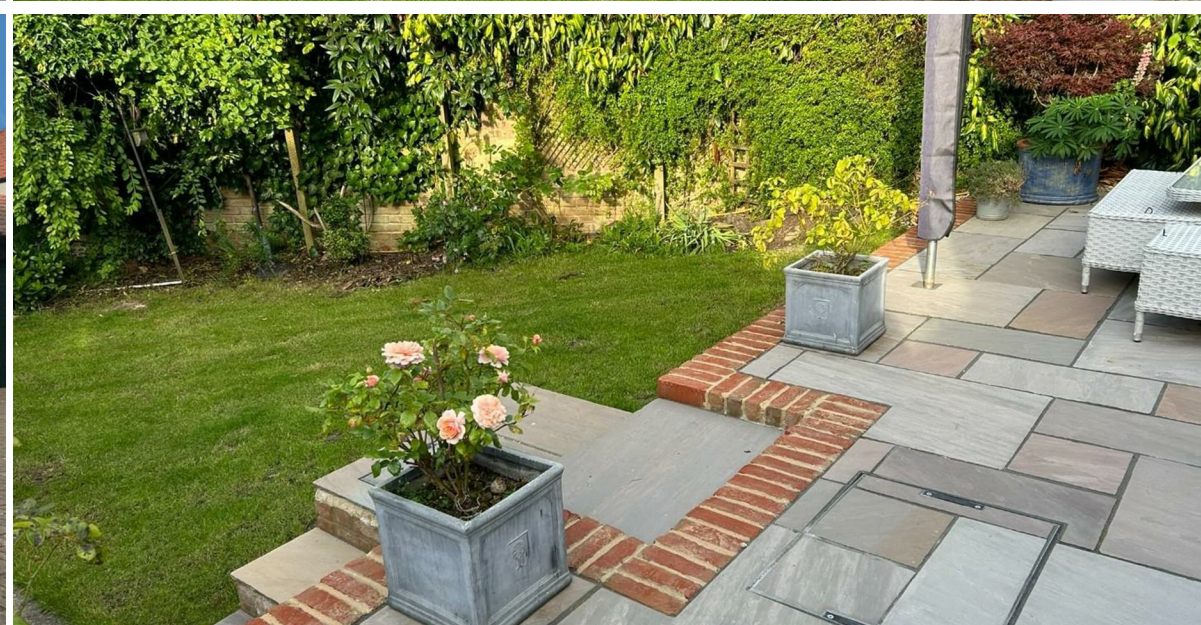
**FIRST FLOOR**

## 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. 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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