

# ROBINSONS

SALES • LETTINGS • REGENCY & RURAL



29 The Stables  
Wynyard Village | TS22 5QQ



Wynyard

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# 29 The Stables

## Wynyard Village | TS22 5QQ

Occupying a prime village position overlooking the cricket pitch, 29 The Stables offers a stunning home which is well presented both inside and out. The property provides a three bedroom semi detached cottage using quality fixtures and fittings with an open plan feel to the ground floor perfect for entertaining and modern day living. A light and spacious lounge has a pleasant aspect overlooking the garden and cricket pitch along with double doors opening onto the dining kitchen. The contemporary styled kitchen is fitted with a comprehensive range of two tone high gloss units with cream granite work surfaces, and includes a breakfast bar and built in appliances, tiled flooring, and French doors giving access to a private patio at the rear. A useful utility room and cloaks/wc completes the ground floor. To the first floor the master bedroom advantages from an en suite shower room, a second bedroom with a range of fitted wardrobes and a single bedroom are serviced by the family bathroom with fitted furniture and roll top bath. Externally, there is a landscaped garden and a paved patio to the front overlooking the cricket pitch, whilst to the rear is an enclosed paved courtyard with access to the garage benefitting from an electric roller door, along with a useful outhouse to the side with power and lighting. The property is located within walking distance to the village amenities.



## 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.
- \* Upvc Windows and composite doors
- \* Freehold
- \* Local Authority Stockton-on-tees
- \* Council Tax Band: D £2,138 (min)
- \* Flood Risk Very Low
- \* Broadband Mobile Coverage Basic 4 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps
- \* EER: C

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.

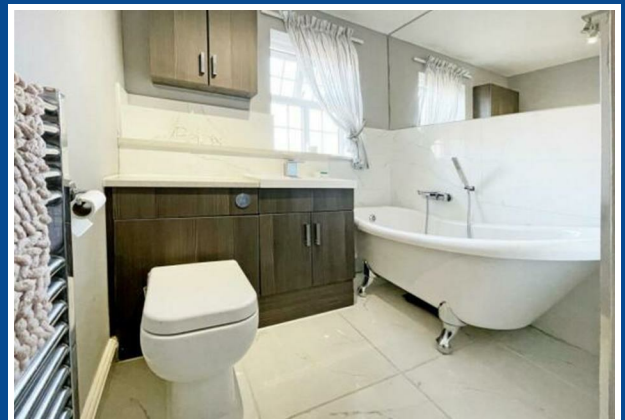
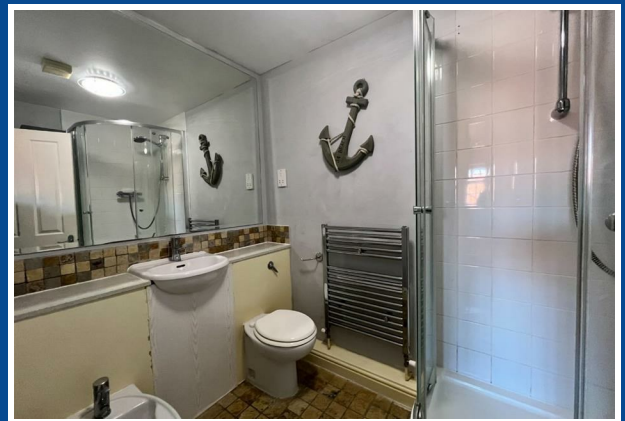
The property is subject to a community charge of £495.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

## VIEWINGS:

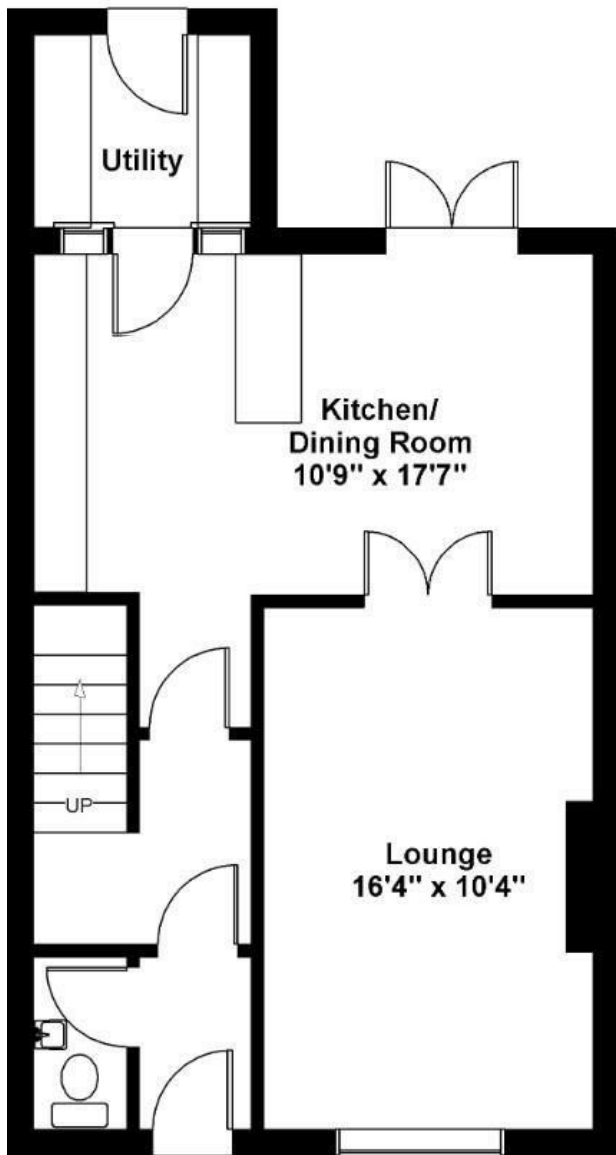
Via Robinsons Regency & Rural

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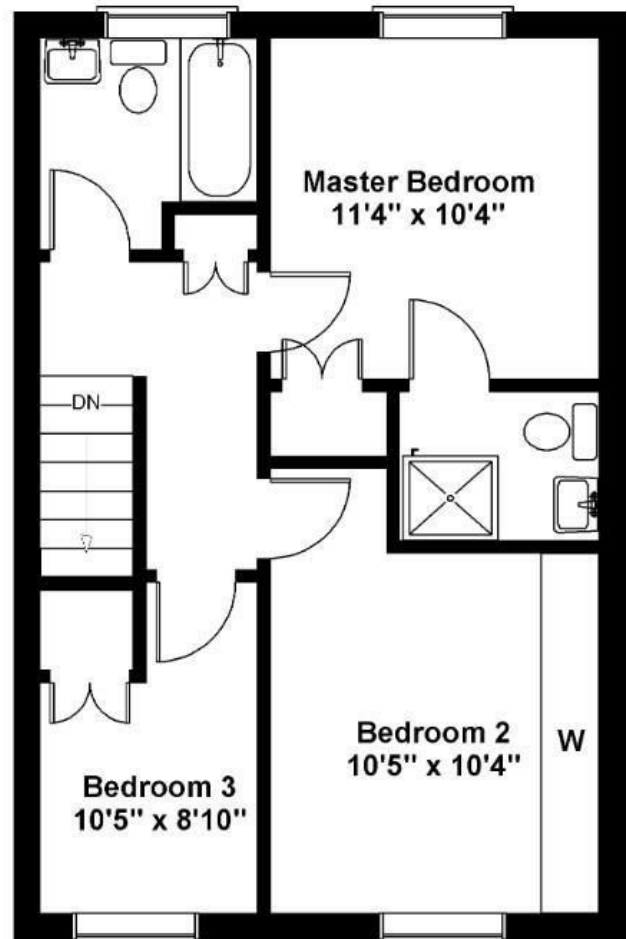
Email: [info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)



# 29 The Stables



**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.



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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