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9 MANORSIDE  
WYNYARD | TS22 5SF

# 9 MANORSIDE WYNYARD | TS22 5SF

There is no doubt that 9 Manorside is a spectacular property built of 8,000 sq ft and to a unique specification, yet it has been lovingly created and from the outset offers a warm welcome. It is bright, light and tasteful and amid all its stylish features is a place in which to feel comfortable and secure. In short, it feels like home.

Built on an almost half acre plot, the designer of this bespoke, five/six bedroom residence had plenty of space to work with to maximise the layout and achieve the best outlook from each of the large windows, while also maintaining privacy.

Access to Manorside is protected through private gates with an additional gated entrance to the property. Once inside it is an oasis of calm, a real retreat, but also a fabulous party house and entertainment space in which to host family and friends.

The focus of this is the ground floor and grounds. The back of the house is really appealing beginning with the beautiful dining kitchen and family space, going through to the exceptional bar and games which opens onto the rear garden.

The well laid out Tom Howley kitchen has attractive dove grey and white units and a proportionate island with breakfast bar with all desirable appliances close at hand. From here you are invited on to the more formal dining area and the relaxed lounge space beyond. A practical laundry and pantry lie off the kitchen.

On either side of the stunning hallway is smart home office with built-in storage and a large, professional desk, and a comfortable lounge with a woodburning stove and media unit.

No detail has been forgotten and every fixture and fitting throughout is of the highest quality, while neutral décor and immaculate care shown by the vendors means no work is required.







### CONTINUED:-

There are three double bedrooms on the first floor, each with an en suite shower room while the master suite, reached across an internal 'bridge', offers exclusive and luxurious owners' accommodation with a full-size bathroom, fitted dressing room and terrace overlooking the garden. All the bathroom facilities are beautifully fitted to provide a clean and indulgent space in which to relax.

Continuing to the inspiring gym above the garage, it has access from outside so could also be used as a yoga or art studio, or a lifestyle business. The benefit of so much space is versatility, with rooms able to function as required to suit individual needs.

There are two further en suite bedrooms and gallery landing space on the second floor.

Viewed from the outside the attention to detail can be appreciated in the architectural features, clean lines and contemporary light grey windows that provide a harmonious and high-quality look.

The professionally landscaped award winning gardens are equally attractive with ground level and raised terracing, pristine block paving and low maintenance lawns and borders. There are various seating areas, pergola, raised beds with feature spot lighting. Children are also not forgotten about having a designated soft play and astroturf area. Plenty of parking, double integral garage and secure bike store conclude this beautiful home.

From whichever angle the property is viewed, it is a home to admire and be proud of.

### 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
- \* Under Floor Heating Floor heating to ground floor
- \* Freehold
- \* Council Tax : H
- \* EER: 85B

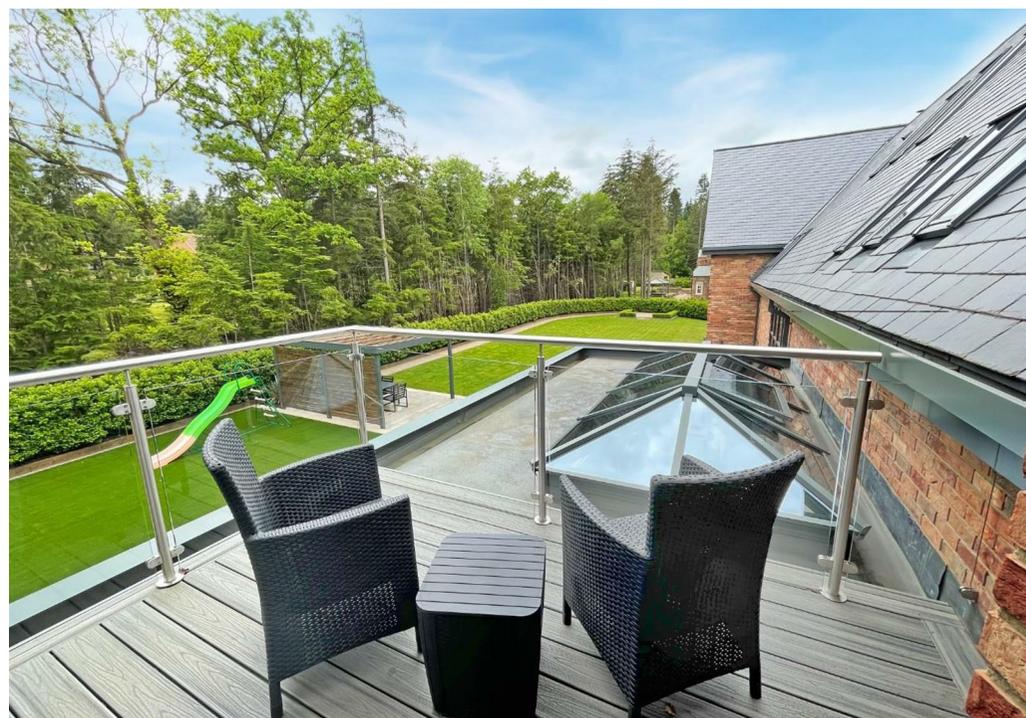
The property is subject to a community charge of £300 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

### VIEWINGS:-

Via : Robinsons Wynyard

Tel: 01740 645 444

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











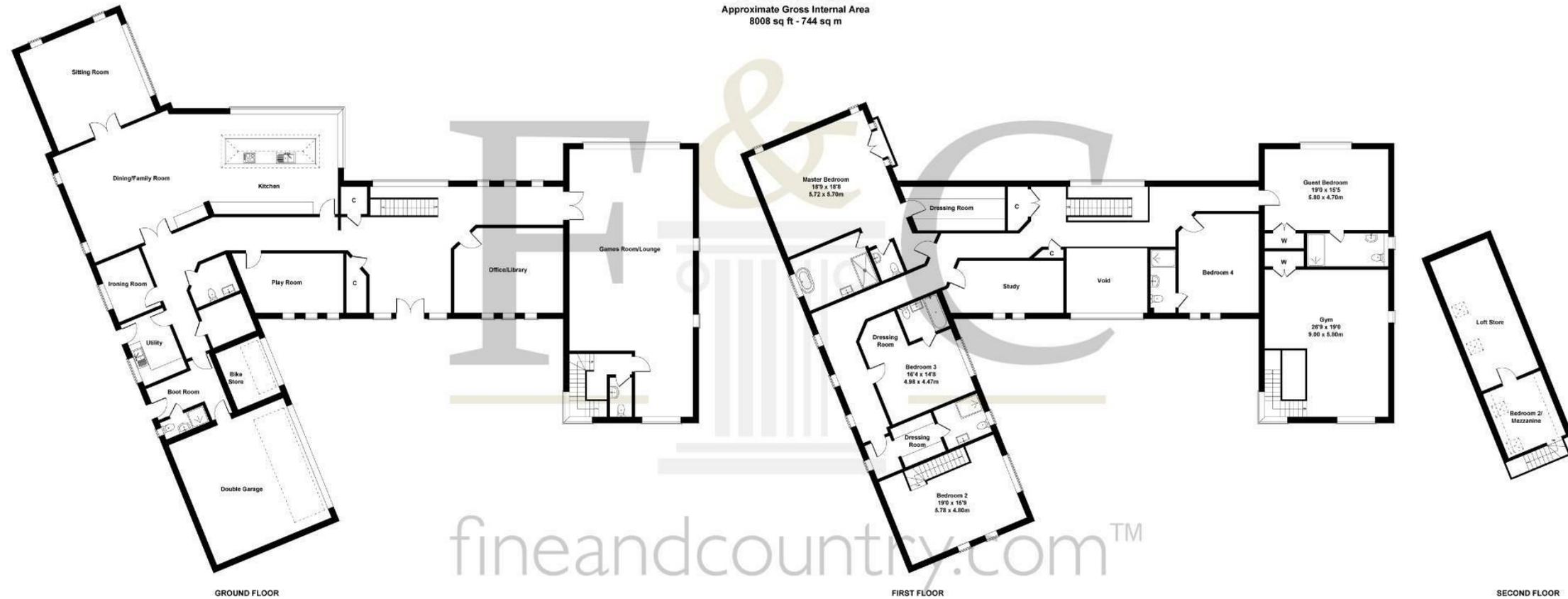


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 9 Manorside

Approximate Gross Internal Area  
8008 sq ft - 744 sq m

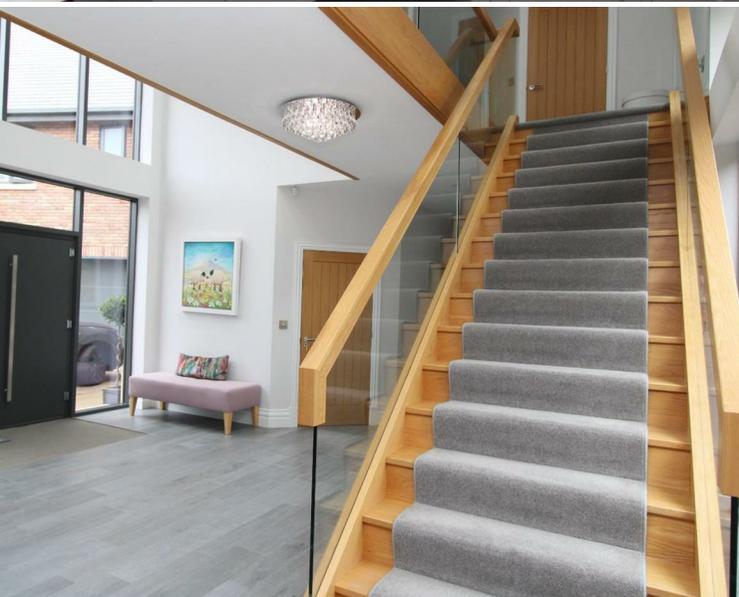


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2023

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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