



**ROBINSONS**  
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13 MANORSIDE  
WYNYARD | TS22 5SF



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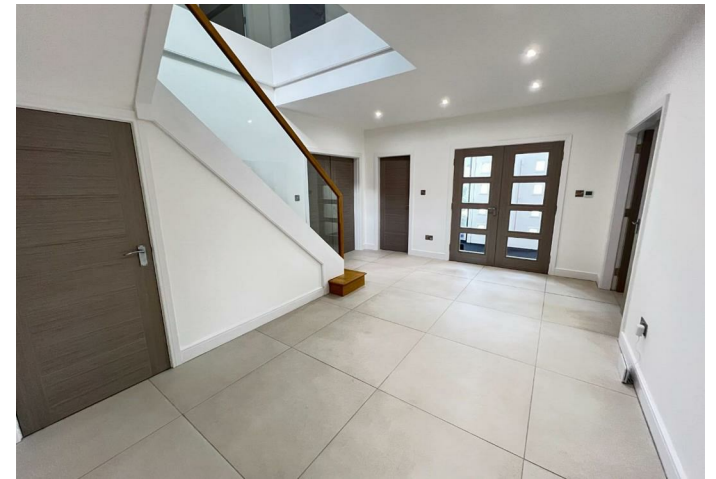
Nestled within the prestigious gated community of Manorside, Wynyard Park, this exceptional six-bedroom detached mansion is a true testament to luxury living. Spanning over 6,500 square feet across three elegantly designed floors, this residence is set on a generous 0.37-acre corner plot, bordered by mature woodland that enhances its privacy and tranquillity.

As you enter through the private gates, you are greeted by a beautifully landscaped environment that complements the grandeur of the home. The property boasts five spacious reception rooms, including a cinema and games room/ gym, perfect for entertaining or enjoying quiet family time. Each of the six bedrooms features its own en-suite bathroom, ensuring comfort and convenience for all residents and guests. The master suite is particularly impressive, complete with a walk-in closet and a personal sauna, providing a serene retreat.

The modern architectural design is highlighted by expansive windows and bifold doors, which invite an abundance of natural light and create a seamless connection to the stunning wrap-around garden. This outdoor space is ideal for relaxation or hosting gatherings, surrounded by the beauty of private woodland.

The home is equipped with state-of-the-art smart technology, including app-controlled and voice-activated lighting, integrated smart blinds, and underfloor heating across two floors, ensuring a contemporary and comfortable living experience. The modern kitchen is fitted with top of the range appliances. Additionally, the second floor features a study room with a striking fully glazed wall, offering a bright and inspiring workspace, ideal for a variety of uses complete with its own shower room and kitchen area.

This property represents one of the finest offerings within the exclusive Manorside estate, making it a rare opportunity for those seeking a luxurious lifestyle in a tranquil setting.













## AGENTS NOTES

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: Basic 4 Mbps, Superfast 30 Mbps, Ultrafast 1000 Mbps

Tenure: Freehold

Council Tax: Hartlepool Borough Council

Council Tax Band : H Annual Council Tax: £4,991.26

Energy Rating: B

Flood risk: Very low

The property is subject to a community charge of £395 + VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

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.

## 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

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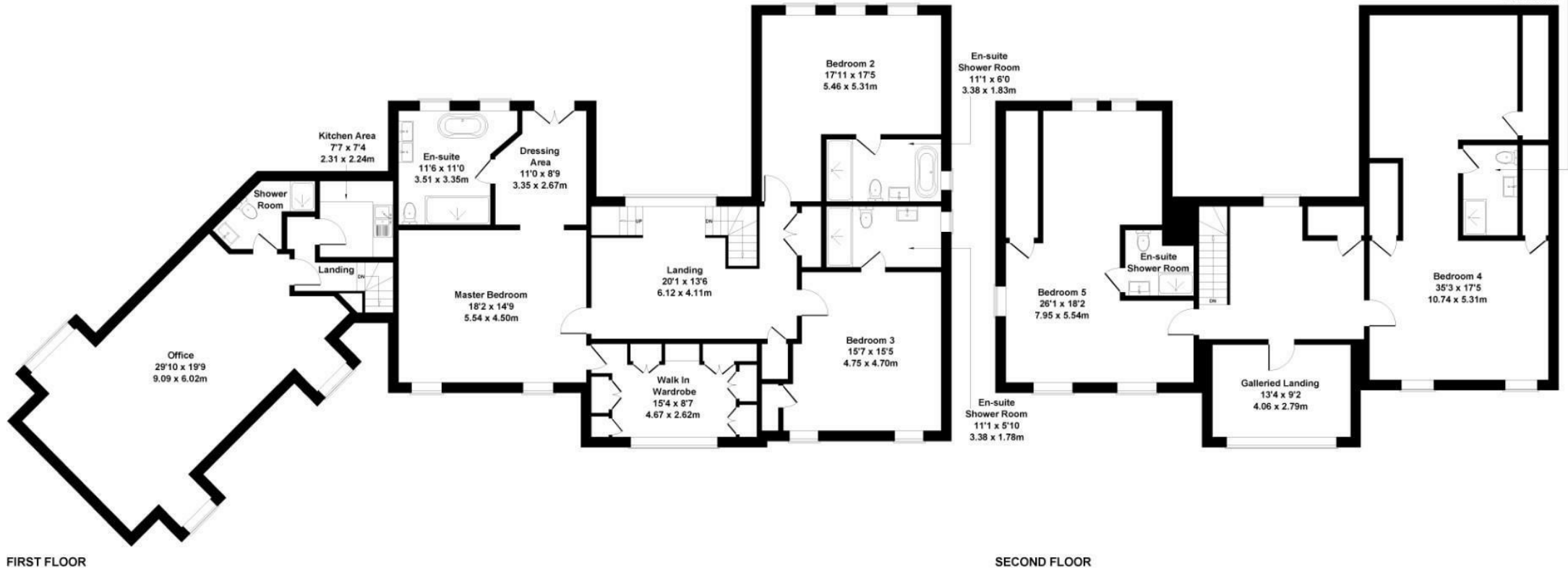
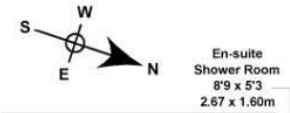


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



**13 Manorside**  
Approximate Gross Internal Area  
6757 sq ft - 628 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. 2025

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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