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5 RED CEDAR CLOSE  
WYNYARD | TS22 5TL

## 5 RED CEDAR CLOSE WYNYARD | TS22 5TL

A stunning three storey, six bedroom executive detached home with double detached garage. Built by Dere Street Home to the much sought after house type 'Stag'. A stunning feature of this property is the expansive glass which allows natural light to flow through all three floors. The property was bought with an extensive range of upgrades throughout and occupies a fantastic position enjoying a large and private rear garden that backs onto the nature reserve. Additional land has just been purchased to extend the garden further. As you walk into the home you will be impressed with the imposing double height hallway which leads to the grand open plan living room. The luxurious kitchen/dining/family area is at the rear of the property with bi-fold doors which open fully onto the extensive garden, allowing the outdoor and indoor spaces to be brought together. The family room flows from the kitchen and dining area allowing plenty of space for a busy household to cook, eat and relax. In addition the separate living room and snug provides that quiet study/relaxing area every busy family requires, both with feature inglenook fireplaces housing gas living flame stoves.

Stairs lead up to the first floor and onto four bedrooms and family bathroom. The Master Suite covers the full length of the family home and benefits from full en-suite bathroom facilities and a separate walk in wardrobe with floor to ceiling fitted wardrobes. The three double bedrooms all have fitted wardrobes/furniture and share a family bathroom which completes this floor.

Further still, the stairs continue to the third floor where bedrooms two and three both benefit from en-suite facilities. A perfect hideaway for teenagers or as impressive guest rooms.











#### CONTINUED:-

Externally there is a large block paved drive leading to a double detached garage with electric doors, whilst to the rear there is a large lawned garden which offers a degree of privacy, overlooking parkland to the side. There is a further garden area and gazebo to the side offering a great deal of privacy currently housing a hot tub.

#### AGENTS NOTES:-

All mains services

- \* Gas fired central heating via radiators
- \* Hartlepool Council.
- \* Council Tax Band: G
- \* Annual price £3,661.00 (min)
- \* Flood risk: Very low
- \* Mobile coverage Broadband Basic 16Mbps, Superfast 80Mbps, Ultrafast
- \* Freehold
- \* EER 88B

\* 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.

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 & Country 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

TEL:- 01740 645444

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

## Red Cedar

Approximate Gross Internal Area  
4072 sq ft - 378 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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