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11 THE GRANARY
WYNYARD | TS22 5QG

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Occupying a prime position in the heart of the highly sought-after Wynyard Village, 11 The Granary is a beautifully presented three-bedroom cottage that effortlessly combines charm with modern living. With picturesque views across the village duck pond and green, this delightful home is ideal for couples or small families seeking a peaceful and stylish setting.

Step into the inviting lounge where a characterful Inglenook fireplace, complete with oak mantel and log-burning stove, creates a warm and cosy focal point. A front-facing window provides lovely views over the duck pond, enhancing the cottage's serene atmosphere.

The heart of the home lies in the well-appointed kitchen, featuring a contemporary range of units complemented by sleek granite worktops, integrated appliances, and an oak-topped breakfast bar — perfect for relaxed dining or entertaining. French doors open directly onto a private rear patio, seamlessly connecting indoor and outdoor living.

Upstairs, the master bedroom benefits from a newly fitted, modern en-suite, while the two additional bedrooms are served by a recently upgraded family bathroom, complete with a contemporary suite and overhead shower.

To the rear, the south-facing garden has been thoughtfully landscaped for low maintenance, with stylish grey paving, a raised decking area, and ambient wall washer lighting creating a tranquil and private retreat. Additional features include a secure store, gated access to a garage courtyard, and a double garage equipped with an electric roller door and EV charging point.

Located just a short stroll from the village amenities—including a convenience store, pub, and hair salon—this home offers an exceptional opportunity for those looking to downsize, retire in comfort, or take their first step onto the property ladder in this prestigious village setting.











AGENTS NOTES:-

- * Double Glazed throughout
- * Gas Central Heating Via Radiators
- * Freehold
- * Council Tax: Band D Stockton
- * EER 64

* The property is subject to a community charge of £525.00. 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.

Predicted Broadband Speeds

Basic - 6 Mbps

Superfast - 80 Mbps

Ultrafast - 1000 Mbps

LOCATIONS:-

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



The Granary

Approximate Gross Internal Area
947 sq ft - 88 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



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