



**FINE & COUNTRY**  
Homes from Robinsons

**ST GEORGE HOUSE**  
9 Gledstone | Wynyard | TS22 5GF

# St. GEORGE HOUSE

## 9 Gledstone | Wynyard | TS22 5GF

St George House is the perfect home for the discerning buyer. Located in the exclusive Wynyard development this Architect designed, seven bedroom individual home built by the present owner, offers an impeccable high standard of specification rarely found. Access is via electric gates with a video intercom connection to the house and also a CCTV monitoring security system. The property boasts many features throughout the home such as sound entertainment system with individual controls to each location, TV and Satellite distribution and data point provision. Under floor heating is provided throughout the ground floor. The specification throughout is impressive with extensive use of fine materials from around the world such as marble, travertine, and solid oak flooring doors and staircases. The downstairs commences with a fine reception hallway which leads to the spacious formal drawing room with a bespoke inglenook fireplace. The property also offers a formal dining room, and a study. A contemporary open plan kitchen with travertine tiled flooring features high gloss units and American walnut work tops along with a complete range of built in Neff appliances. French doors provide access from the orangery to a large Indian Sandstone terrace with views over impressive landscaped gardens. The downstairs accommodation is completed by a downstairs cloakroom/w.c, a large utility room and a temperature controlled wine cellar. First floor accommodation consists of four bedrooms, three of which are serviced by en suite facilities, along with an outstanding family bathroom which features a free standing roll top bath and tumbled marble tiled flooring, with inset lighting surrounding the bath. The first floor also boasts a luxury self contained apartment which has access from a separate staircase to the outside. The accommodation consists of a kitchen, bathroom, bedroom and living/dining space. An inner hallway staircase leads to bedroom six and the impressive master suite which needs to be seen to be fully appreciated. The facilities are reminiscent of a luxury spa with features such as a large sunken Jacuzzi bath with woodland views, Nordic sauna, and a Jacuzzi steam/shower cubicle. St George House has the space and versatility in its room layout to meet the requirements of any discerning family in a convenient, exclusive location.















### 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. Easy access is provided by the A19 to the region's urban centres including Middlesbrough, Durham and Sunderland.

### AGENTS NOTES:

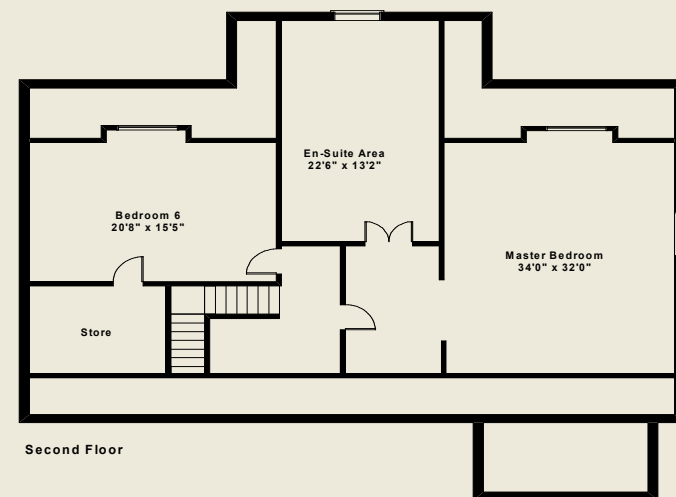
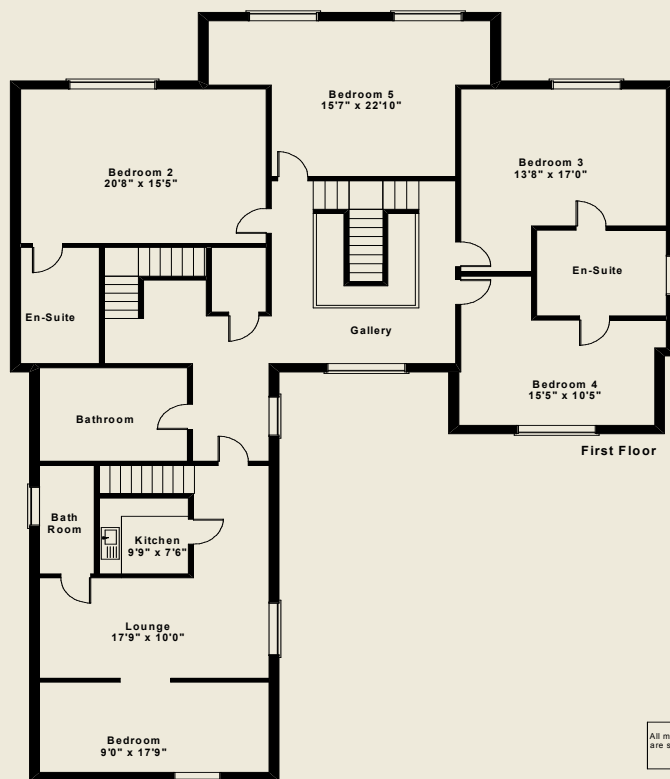
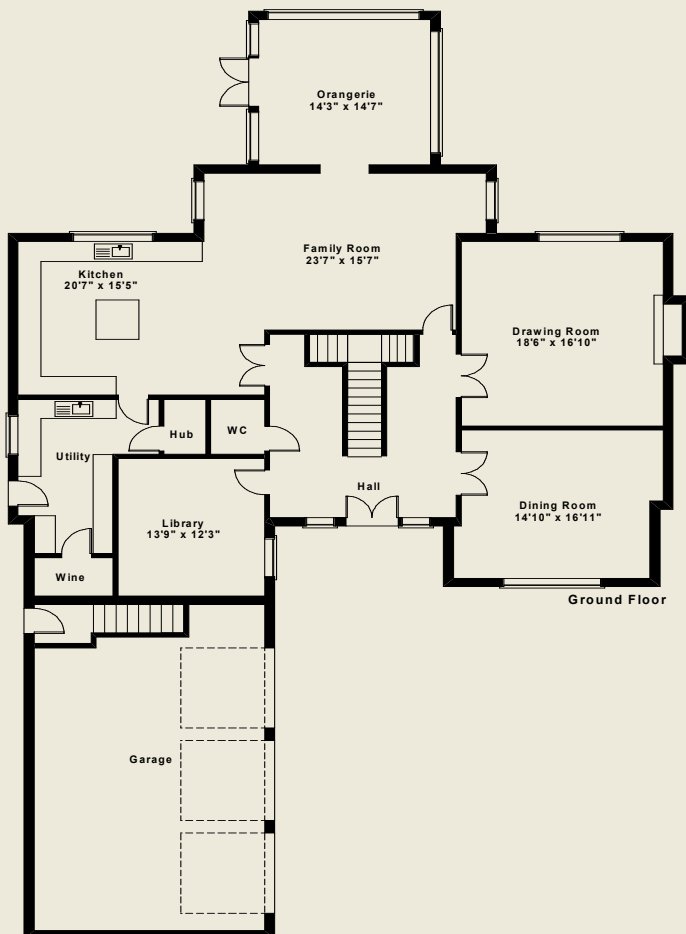
- Fully double glazed throughout.
- Gas fired condensing boiler with Mega Flow Tank for provision of hot water.
- Sound system with inset ceiling speakers installed throughout the property with multiple input sources and independent controls in each room.
- 5.1 cinema surround sound system installed to family area.
- CCTV security system.
- Data points installed throughout.
- Rear garden landscaped to high specification
- Triple garage with electrically operated doors.
- EER C76
- Council tax band H

The property is subject to a community charge of £392.76 incl. VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

### VIEWING:

Via Fine and Country, Wynyard.  
01740 645 444

## St George House Wynyard



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls doors windows fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent nor PotterPlans  
[www.potterplans.co.uk](http://www.potterplans.co.uk)

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.





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