

Lipwood Way, Wynyard, TS22 5UG
5 Bed - House - Detached
£575,000

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Lipwood Way
Wynyard, TS22 5UG

Occupying an enviable plot within a prestigious, peaceful cul-de-sac on the highly sought-after Wynyard Estate, this outstanding five-bedroom detached residence is just 18 months old, remains under warranty and offers luxurious family living with an impressive array of bespoke upgrades.

An impressive entrance hallway with a striking open aspect to the first floor sets the tone for the beautifully appointed accommodation. The entire ground floor features high-quality, realistic wood-effect tiling with underfloor heating, combining elegance with practicality. Further enhancements include solar panels, a water filtration system and bespoke concealed understair storage.

At the heart of the home is a fabulous open-plan kitchen/dining space with central island, four ovens and dedicated coffee station, ideal for entertaining. An additional versatile ground-floor room offers endless possibilities as a home office, playroom or further reception room.

The first floor boasts three generously proportioned double bedrooms, a further smaller double and single bedroom. The luxurious master suite features a dedicated dressing area with fitted wardrobes, whilst underfloor heating extends to the bathrooms. A substantial attic provides excellent additional storage and potential for further use, subject to any necessary consents.

Externally, the beautifully landscaped, exceptionally private rear garden enjoys an idyllic, unoverlooked setting backing onto the picturesque Castle Eden Walkway, offering a wonderful sense of seclusion. Predominantly laid to lawn, it features two fixed pergolas with individual patios, a third patio and a fruit and vegetable plot.

A double garage and driveway with side by side parking for two vehicles complete this exceptional home, which can also be purchased fully furnished if required.

AN OUTSTANDING, NEARLY NEW FAMILY HOME IN AN ENVIABLE WYNYARD SETTING – EARLY VIEWING ESSENTIAL!
















WELCOME















LOCATION

Wynyard is one of the North East's most exclusive locations, combining rural tranquillity with easy access to nearby urban centres. Set within attractive countryside, it offers a private, thriving community centred around a village pub, restaurant, store and scenic duck pond. Surrounded by mature landscaping, the area features extensive walking trails, bridleways and championship golf courses, with the North York Moors and Cleveland Hills close by and excellent road links via the A19 to Middlesbrough, Durham and Sunderland.

VIEWINGS

Via Robinsons Regency & Rural
Tel: 01740 645444
Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Stockton Council, Band G - Approx. £4286.84 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains and Solar Panels
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

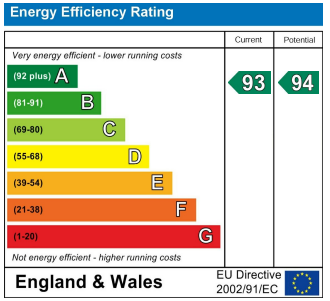
Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.
HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying 0ut these checks.
*The property is subject to an annual community charge of £525 including VAT to cover security services and the maintenance of Wynyard public open spaces.




THIS IS OUR
HAPPY PLACE

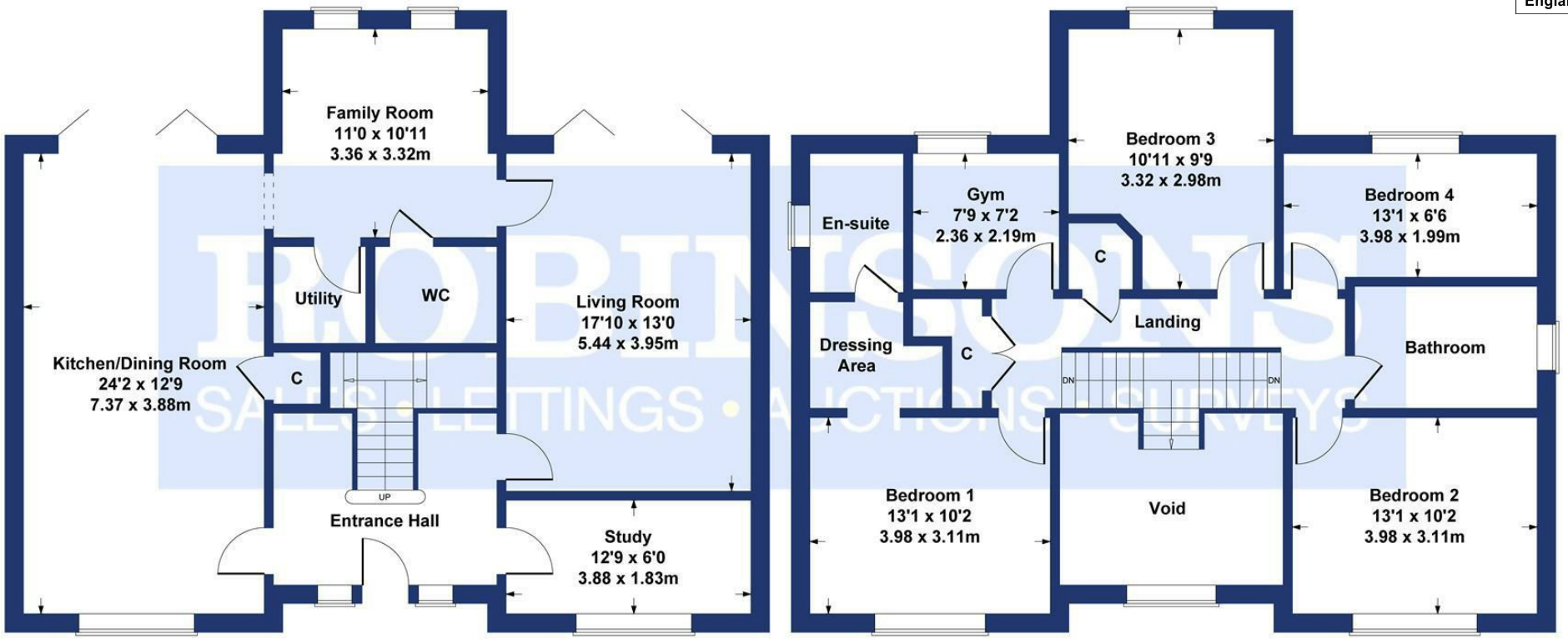






Lipwood Way

Approximate Gross Internal Area
1862 sq ft - 173 sq m
(Excluding Void)



GROUND FLOOR **FIRST FLOOR**

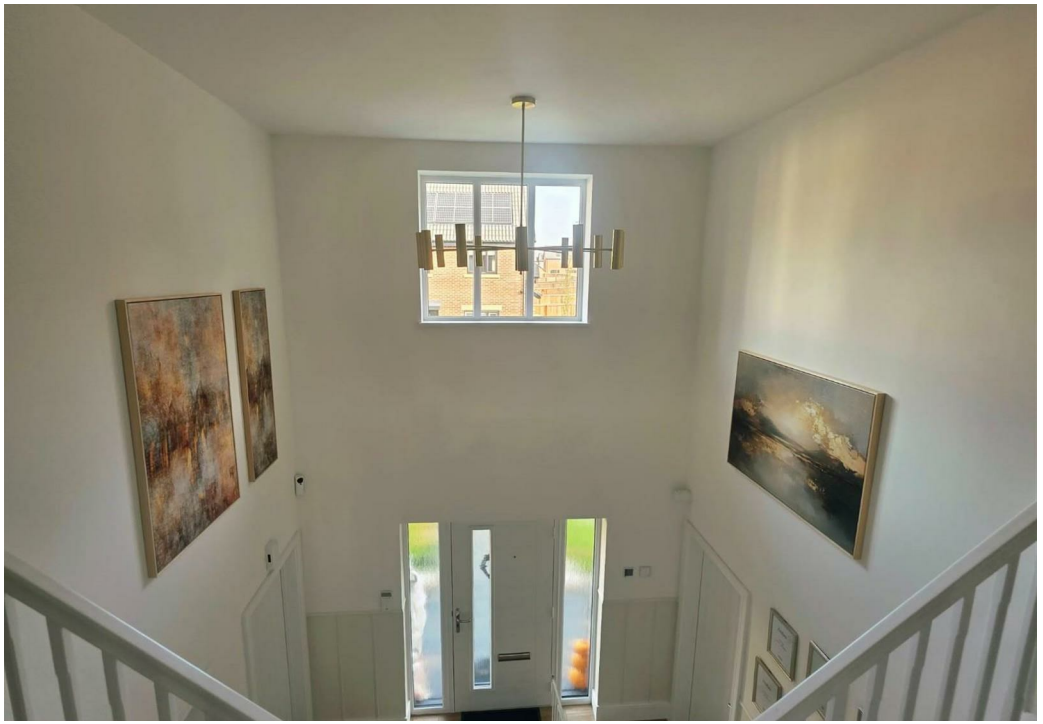
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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. 2026

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





















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