

The Stables, Wynyard, TS22 5SG
5 Bed - House - Semi-Detached
£375,000

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The Stables
Wynyard, TS22 5SG







Occupying a prime position on this highly sought-after avenue within the prestigious Wynyard development, this impressive five-bedroom home offers generous and versatile accommodation arranged over three floors, complemented by established gardens and excellent parking.

The welcoming lounge features a living flame-effect gas fire within an attractive surround, with patio doors opening directly onto the rear garden and creating a light and appealing living space.

The superb open-plan kitchen/dining room is ideal for family life and entertaining, featuring a bespoke kitchen with built-in oven, hob and microwave, plus integrated fridge/freezer and dishwasher. Stylish Karndean flooring extends through the hallway and kitchen/dining room. The dining area leads into a delightful conservatory, providing an additional reception space with views over the garden.

A useful utility room and cloakroom/WC add further practicality.

Arranged over three floors are five excellent double bedrooms, all with Air conditioning units and with two benefiting from high-quality fitted furniture. The spacious master bedroom also features a useful dressing room, while three bathrooms, including two en-suite shower rooms, provide excellent convenience for a large or growing family.

Further benefits include gas central heating and double glazing throughout.

Externally, the property enjoys attractive, established gardens to both front and rear, providing excellent spaces for relaxation and entertaining. A double garage and additional parking space complete the property.

Offering an enviable combination of space, style, versatility and location, 64 The Stables represents an exceptional opportunity to acquire a substantial family home in one of Wynyard's most desirable settings.

























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: 01740-645-444
Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Stockton Council, Band F - Approx. £3741 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
Water Supply – Mains
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 out these checks.

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.

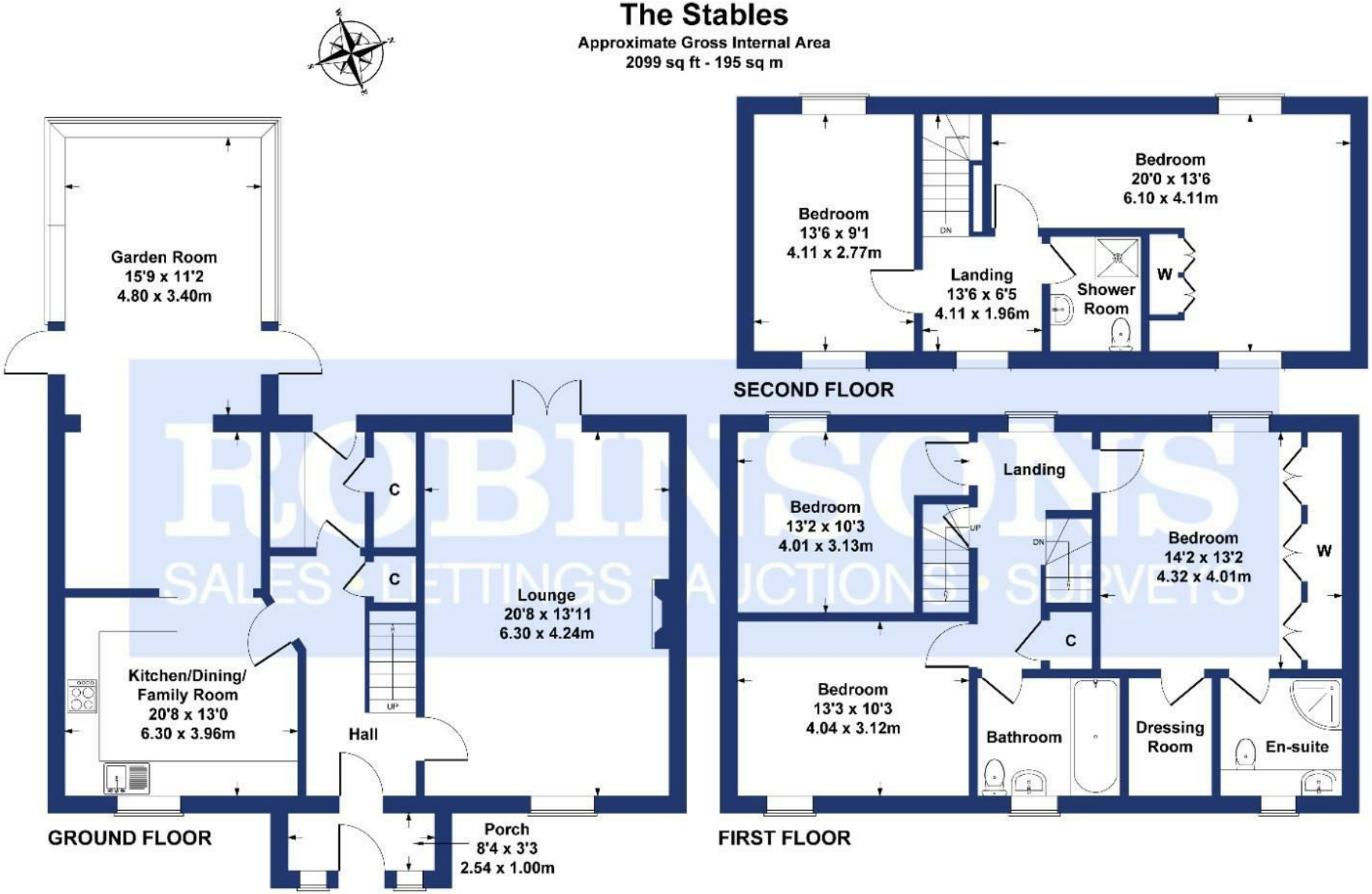




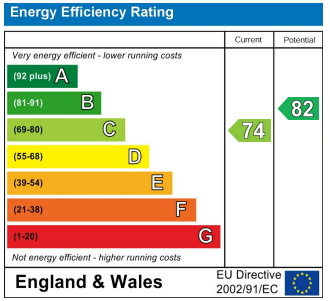


The Stables

Approximate Gross Internal Area
2099 sq ft - 195 sq m



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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 services.

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