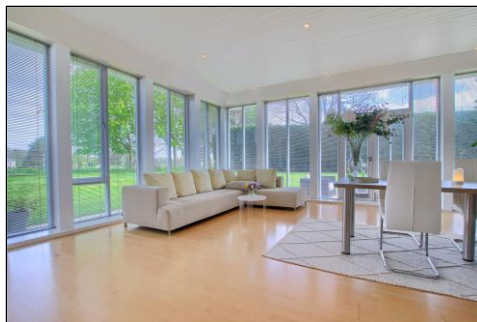


CASTLEREAGH, WYNYARD, TS22 5QF



- ▲ Individually designed Californian-style home by renowned North East architect Bill Hopper
- ▲ Prestigious Castlereagh location within Wynyard Village
- ▲ 0.30-acre plot backing onto Wynyard Golf Club (4th hole)

- ▲ Stunning open-plan kitchen / living / dining space
- ▲ Five double bedrooms, three with en-suite facilities
- ▲ Impressive entrance with floor-to-ceiling feature window
- ▲ Wrap-around gardens, large

£1,400,000

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Unashamedly Opulent – A Truly Exceptional Residence

This unique and striking Californian-inspired home, designed by the highly regarded North East architect Bill Hopper, represents a rare opportunity within Wynyard. Positioned in the prestigious and highly sought-after Castlereagh area of Wynyard Village, this is a one-of-a-kind property that effortlessly blends architectural distinction with refined living.

Set proudly within an impressive 0.30-acre plot, the home enjoys a prime position backing directly onto the 4th hole of Wynyard Golf Club, offering picturesque views across the golf course.

The interior is nothing short of outstanding. A carefully curated palette of soft tones, combined with an abundance of natural light, creates a calm and elegant atmosphere throughout. The accommodation begins with an impressive entrance lobby, highlighted by a dramatic floor-to-ceiling glass window, leading into a welcoming reception hallway.

At the heart of the home lies a stunning open-plan kitchen, living, and dining space, fitted with modern, high-quality units—perfect for both everyday living and entertaining. Additional ground floor spaces include a study/playroom,

utility room, formal dining room, cloakroom/WC, and a spacious, beautifully appointed lounge.

The first floor opens onto a generous galleried landing. The principal bedroom suite features a dressing area and a luxurious four-piece en-suite bathroom. Bedrooms two and three also benefit from their own en-suite facilities, while two further well-proportioned double bedrooms complete the accommodation. Externally, the property is surrounded by wrap-around gardens, with patio areas to the side and rear—ideal for outdoor dining and relaxation.

Further features include gas central heating with two combi boilers, timber sash double glazing, a substantial block-paved driveway, a double garage with electric doors, and a separate garden store.

GROUND FLOOR

RECEPTION HALLWAY - With solid maple wood flooring, superb double height glazed apex to the front, ceiling and landing above, either side of the main entrance are two cylindrical twin radiators finished in a painted chrome effect with spot lighting above and below. The main staircase is solid maple wood and open stairway down to dining room and sliding door to kitchen/breakfasting room. Illumination

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of this area during evening hours is particularly stunning with low voltage lighting

DINING ROOM - 5.97m x 4.75m (19'7" x 15'7")

19'7" x 15'7"

With solid maple wood flooring, double doors leading on garden and superb views to both side elevations.

CLOAKS CUPBOARD - With solid maple wood flooring, hanging rail and door to :-

W/C - With wall hung circular basin and close coupled WC, sealed unit double glazed window to front elevation and a ladder style radiator.

OPEN PLAN KITCHEN/LIVING/DINER - 8.43m x 4.47m (27'8" x 14'8")

27'8" x 14'8"

This area is a real hub and a stunning feature to the house extensively fitted and equipped by Poggenpohl with brushed stainless steel door furniture, ample working surface and under cabinet lighting. Stainless steel double drainer sink unit with preparation area compliments the Bosch built in electric oven, microwave oven, integrated dishwasher and American style refrigerator/freezer with water and ice dispenser. A centre island houses a Bosch five ring gas hob with ceiling mounted Whirlpool extractor hood. Extending off this island is a coordinating breakfast table, a solid maple floor continues throughout the kitchen and full windows offer fabulous views of surrounding gardens and golf course. The high ceiling is painted wooden panelling in an ivory colour complemented by low voltage lighting, the room is wired for Bang & Olufsen audio equipment. The kitchen also boasts a fabulous family area ideal for seating and relaxation.

STUDY - 4m x 2.74m (13'1" x 9')

13'1" x 9'0"

With radiator.

UTILITY ROOM - 2.74m x 2.6m (9' x 8'6")

Fitted with a range of wall, base and tall boy units with automatic washing and tumble dryer, stainless steel sink unit, extractor fan, rear panelled door leads to side garden and sealed unit double glazed window to side elevation.

LOUNGE - 7.16m x 5.1m (23'6" x 16'9")

23'6" x 16'9"

With solid maple wood flooring, air cupboard housing two combi boilers, LED downlights and access into the double garage.

FIRST FLOOR

GALLERIED LANDING - Solid maple wood flooring with half landing and spectacular curved glass wall overlooking the golf course and gardens. The main galleried landing enjoys stunning natural light from all elevations of the house. There is large floor to ceiling window at the main entrance to the house allowing natural light to this area.

SITTING ROOM - 5.92m x 4.75m (19'5" x 15'7")

19'5" x 15'7"

Superb views of Wynyard golf course and the lake, large open sealed unit double-glazed windows, the centrepiece of the room has a modern state of the art fireplace with modern fire bowl.

BEDROOM ONE - 7.57m x 6.12m (24'10" x 20'1")

24'10" x 20'1"

Spectacular views across Wynyard golf course, built in wardrobes and vanity/draw units.

DRESSING ROOM - 3.18m x 2.64m (10'5" x 8'8")

10'5" x 8'8"

ENSUITE - Luxurious double Jacuzzi multi functional bath, state of the art double shower with side jets pulsating water feature and fitted seat, close coupled WC and free standing wash hand basin with chrome monobloc tap, mosaic tiling, Villeroy & Boch fittings.

BEDROOM TWO - 4.93m x 4.65m (16'2" x 15'3")

16'2" x 15'3"

Sealed unit double-glazed window to front elevation, door to eves providing good general storage.

JACK & JILL ENSUITE - Luxuriously appointed suite by Villeroy & Boch comprising freestanding roll top bath with chrome side mounted taps, wide vanity wash basin with chrome fittings and shelf storage beneath. Quality massaging shower unit, WC, extractor fan and heated upright towel radiator.

BEDROOM THREE - 3.58m x 3.15m (11'9" x 10'4")

11'9" x 10'4"

Enjoys views of golf course. Sealed unit double-glazed window to rear elevation.

ENSUITE - Three piece suite by Sottini comprising double shower cubicle with massaging shower unit, close coupled WC and oval basin with chrome fittings. Towel radiator and fitted mirror.

BEDROOM FOUR - 4.11m x 3.63m (13'6" x 11'11")

13'6" x 11'11"

Sealed unit double-glazed window to front elevation, TV aerial point, telephone point,

BEDROOM FIVE - 3.53m x 2.97m (11'7" x 9'9")

11'7" x 9'9"

Sealed unit double-glazed window to rear elevation, telephone point, TV aerial point, internal glazed window looking onto the main staircase and feature curved wall.

EXTERNALLY

GARDENS - The property is surrounded by beautifully appointed lawned gardens edged with deer fencing with mature shrub borders, pedestrian gate leads to blocked paved path and connects to the main entrance, double opening gates lead to block paved driveway offering parking and large garden store.

DOUBLE GARAGE - 7.16 (23'6")m max x 6.25 (20'6")m max

Double electric up and over doors with power lights and access into the lounge.

Council Tax Band: H **Tenure:** Freehold

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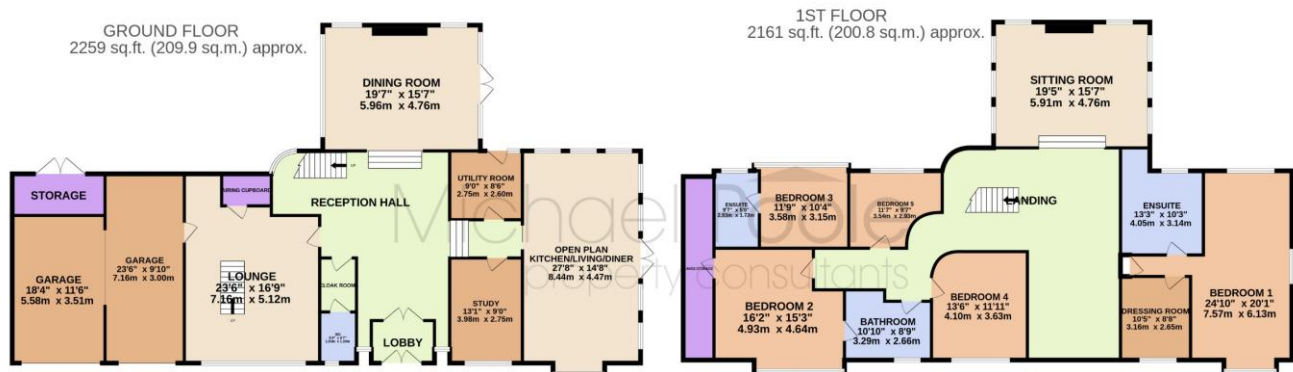


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TOTAL FLOOR AREA: 4420 sq.ft. (410.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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