

ROBINSONS

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53 THE GRANARY

WYNYARD | TS22 5QG

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* A Beautifully Positioned Family Home in Wynyard Village *

Occupying an enviable position in the heart of Wynyard Village, this well-maintained four-bedroom home offers a wonderful combination of privacy, generous living space and exceptional views across the cricket field.

The property enjoys a particularly appealing layout, with the front of the home overlooking the cricket field, while the rear benefits from a private and secluded garden. This unique positioning provides a rare sense of openness combined with a peaceful and sheltered outdoor retreat.

Inside, the welcoming entrance hall leads to a selection of versatile reception spaces. The spacious lounge features a walk-in bay window overlooking the front garden and cricket field, while the adjoining dining room enjoys French doors opening directly onto the rear garden, creating an ideal setting for entertaining and everyday family life. The dining kitchen is generously proportioned and well equipped, with a range of fitted units, integrated appliances and direct access to the garden. A separate study provides a useful additional space, complemented by a convenient ground-floor WC.

Upstairs, four well-proportioned bedrooms offer flexible accommodation, with several enjoying attractive views across the cricket field. The principal bedroom benefits from fitted storage and a private en-suite, while a separate family bathroom completes the first floor.

Outside, the gardens are undoubtedly a standout feature. The rear garden is fully enclosed, private and sheltered, with established planting, mature trees and shrubs, flower beds, a water feature and a pergola creating a tranquil outdoor haven. The front garden is equally attractive, with established planting and pleasant open views across the cricket field, providing a picturesque outlook throughout the seasons. A detached double garage and additional garden store provide excellent storage and practicality.





















LOCATION

The Granary is situated within the prestigious and highly sought-after Wynyard area, renowned for its attractive surroundings, established woodland and high-quality residential developments. Wynyard offers an excellent balance of a peaceful setting and everyday convenience, with local shops, cafés, restaurants and amenities within easy reach. The area is particularly well placed for commuters, with convenient access to the A19 providing excellent connections to Teesside, Sunderland, Durham and the wider North East. Nearby Wynyard Golf Club, attractive countryside and numerous walking routes further enhance the lifestyle on offer, while a wider range of shopping and leisure facilities can be found at nearby Stockton, Billingham and Teesside Park. Wynyard's combination of accessibility, attractive surroundings and established reputation makes it one of the region's most desirable residential locations.

VIEWINGS

Via Robinsons Regency & Rural

Tel: 01740 645444

Email: Info@robinsonswynyard.co.uk

AGENTS NOTES

Council Tax: Stockton on Tees, Band E - £3165 min

Tenure: Freehold

Property Construction – Understood to be of standard construction.

Number & Types of Rooms – Please refer to the details and floorplan. All measurements are provided 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 recommend that the purchaser instructs a chartered surveyor to confirm this.

Restrictions – Any covenants affecting the property are contained within the Land Registry Title Register, which is available for inspection.

Probate – Not applicable

Rights & Easements – None known.

Flood Risk – Please refer to the GOV.UK website: https://www.gov.uk/check-long-term-flood-risk

Coastal Erosion – Please refer to the GOV.UK website: https://www.gov.uk/check-coastal-erosion-management-in-your-area

Protected Trees – None known.

Planning Permission – We are not aware of any planning applications in the immediate area that would materially affect the property.

Mining Area – Coal Mining Reporting Area. Further searches may be required by your legal representative.

Disclaimer: Our particulars have been prepared in good faith using publicly available information and details provided by the vendor prior to marketing. Verification of this information, together with any additional details relating to Material Information Parts A, B and C, should be obtained from your legal representative or the relevant authorities before making any financial commitment. Robinsons accepts no liability for information that is subsequently amended or for any unintentional errors or omissions.

HMRC Compliance: Anti-money laundering regulations require estate agents to carry out identity checks on purchasers once an 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 an annual community charge of £525 including VAT to cover security services and the maintenance of Wynyard public open spaces.

NB: The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides the essential documentation upfront that tends to cause or create delays in the transactional process.

The legal pack includes

• Evidence of title

• Standard searches (regulated local authority, water & drainage & environmental)

• Protocol forms and answers to standard conveyancing enquiries












Take a seat






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hands
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FILTHY
ANIMAL



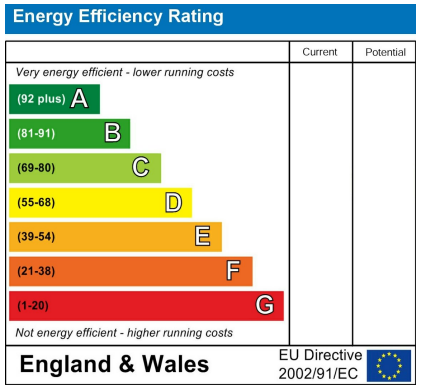


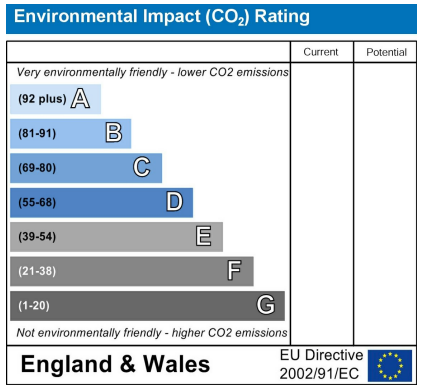






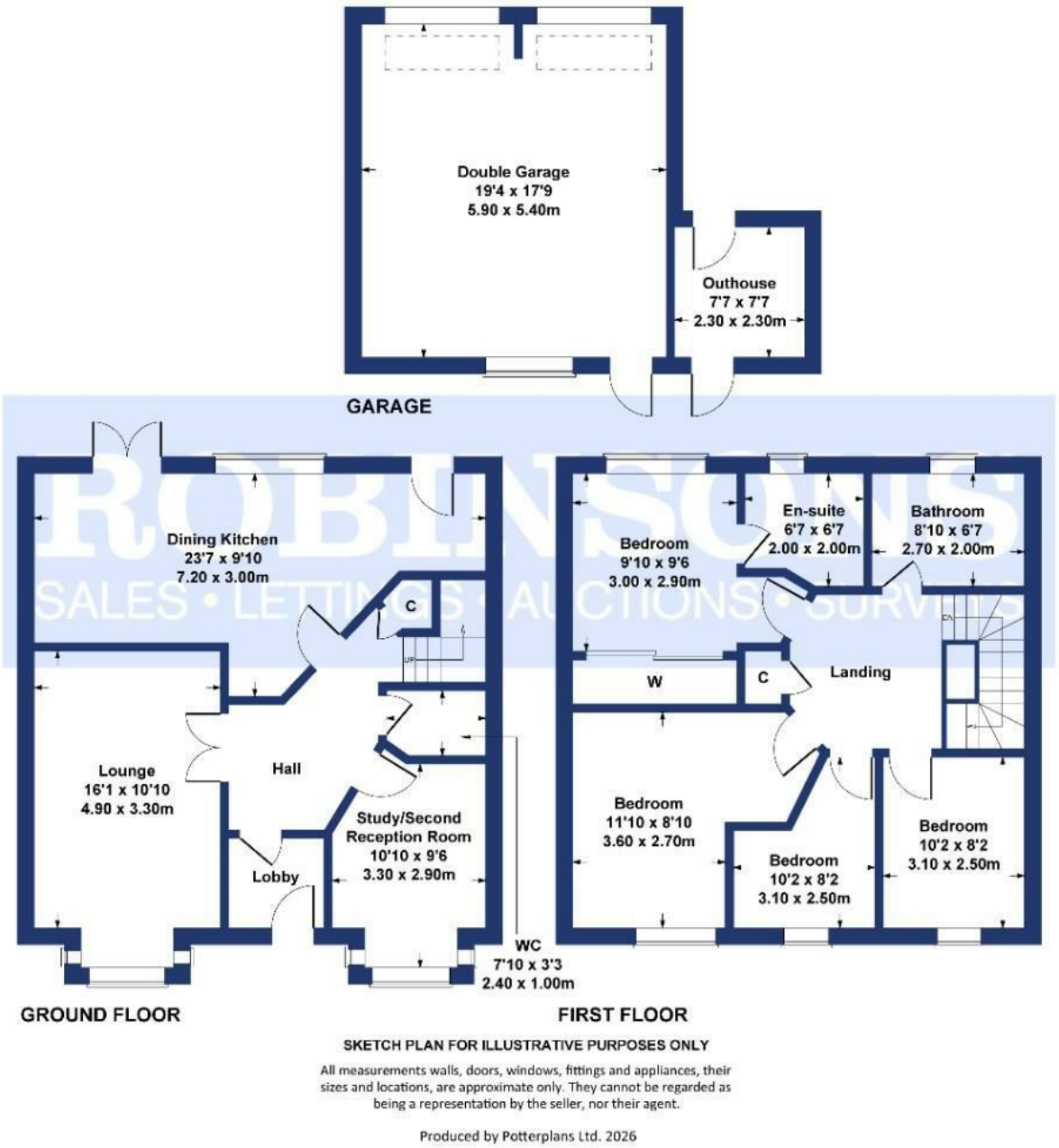



Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

The Granary

Approximate Gross Internal Area
1819 sq ft - 169 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. 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.








Tel: 01740 645444

Wynyard Office, The Wynd, Wynyard, TS22 5QQ
info@robinsonswynyard.co.uk