Black Wood, Wynyard, TS22 5GQ
6 Bed - House - Detached
£875,000

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Black Wood
Wynyard, TS22 5GQ

Nestled in the charming Black Wood area of Wynyard, Billingham, this remarkable six-bedroom detached house is a true gem, offering in excess of 4000 square feet of luxurious living space. Constructed in 2013, the property greets you with a bespoke entrance that leads into a grand hallway, accentuated by a striking central staircase that sets the tone for the elegance found throughout the home.

The ground floor is designed for both comfort and entertainment, featuring five well-appointed reception rooms. Among these is a spacious dining/games room, perfect for hosting gatherings, alongside a sophisticated lounge that provides a serene space for relaxation. A double bedroom with an en-suite bathroom is conveniently located on this level, making it ideal for guests or accommodating multi-generational living.

At the heart of the home lies a stunning open-plan kitchen, crafted with bespoke units and luxurious granite worktops. This culinary haven is equipped with a large island that includes seating, a Rangemaster oven, integrated AEG appliances, a wine cooler, and ample storage, ensuring it meets the needs of any aspiring chef. The kitchen flows seamlessly into an informal dining area, a utility room, and an additional WC. A tranquil family/garden room, adorned with large windows and French doors, overlooks the beautifully landscaped rear garden, creating a peaceful retreat.

Ascending to the first floor, you will find a galleried landing that is graced by a crystal chandelier, adding a touch of opulence. The master suite serves as a luxurious retreat, complete with a dressing room and a split-level en-suite bathroom featuring a bath, double shower, twin basins, and a bidet. Bedroom two also boasts its own en-suite, while three additional bedrooms, one currently utilised as a study, share a modern family bathroom.

CONTINUATION

As you approach the residence, you are greeted by an impressive pillared and gated entrance that leads to a generous block-paved driveway, providing ample parking for multiple vehicles. The beautifully landscaped lawns, framed by established hedging and vibrant planted borders, create an inviting atmosphere. An elegant Indian sandstone and slate pathway guides you to the bespoke front door, enhanced by tasteful external lighting that accentuates the property's striking façade.

The outdoor spaces are equally captivating. A side garden, accessible via a separate gated entrance, features a tranquil lawn area complemented by mature planted borders and a charming patio, perfect for outdoor relaxation. The rear garden is a true oasis, designed for both leisure and entertaining. With terraced Indian sandstone areas and two composite decking seating spaces, it overlooks a meticulously maintained lawn surrounded by a rich tapestry of mature plants, shrubs, and trees. The established perimeter hedging ensures privacy, while a hidden "secret" garden area invites exploration.

Additional features include a spacious double garage with two individual electrically operated remote-control roller doors, equipped with internal power, lighting, and a water tap. The garage also boasts a boarded loft space with an access hatch and ladder for extra storage.

This remarkable property combines elegance, functionality, and a peaceful setting, making it an ideal choice for those seeking a luxurious family home in a desirable 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. 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 Regency & Rural
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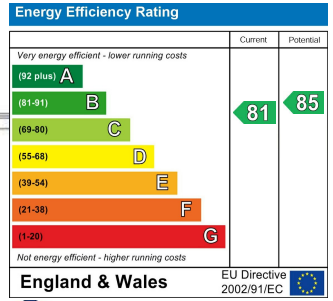
AGENTS NOTES

Council Tax: Stockton Borough Council, Band G - Approx. £4316 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 – being applied for - NA
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 – N/a
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.

Black Wood

Approximate Gross Internal Area
4445 sq ft - 413 sq m
(Excluding Garage)



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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