



## Foresters Lodge

Wynyard, TS22 5NN

**£700,000**



No Onward Chain Possible — Seller Can Be Flexible For Serious Buyers. Foresters Lodge Is A Truly Unique And Rare Opportunity To Own One Of Only A Handful Of Detached Lodges Within The Prestigious Wynyard Estate. Enjoying Exceptional Privacy With No Immediate Neighbours And Its Own Private Road Approach, This Characterful Period Property Combines Traditional Features With Modern Comforts, All Set Within A Generous Wrap-Around Plot Surrounded By Mature Greenery.



## Full Description

Beautifully Maintained And Immaculately Presented Throughout, The Lodge Offers Versatile Living Across Two Floors, Including Multiple Reception Rooms, An Office, And Flexible Spaces That Could Easily Be Adapted For Ground Floor Bedrooms Or Annex Accommodation. The Property Has Been Thoughtfully Extended Over Time To Create A Spacious Family Home While Retaining Original Features Such As Solid Wood Doors And Period Fireplaces.

Externally, The Grounds Feature A Charming Combination Of Lawns, Patio Seating Areas, And A Feature Pond—Perfect For Relaxation And Entertaining. A Double Detached Garage With Apex Roof Provides Ample Storage And The Potential For Conversion (STPP), While The Gated Driveway Offers Secure Off-Road Parking.

Located In One Of The Area's Most Sought-After Settings, Foresters Lodge Perfectly Balances Seclusion And Accessibility, With Local Amenities, Woodland Walks, And Excellent Transport Links All Within Easy Reach.

## Location

Situated In The Prestigious Wynyard Park Estate, Foresters Lodge Enjoys A Peaceful, Leafy Setting With Excellent Local Amenities. The Village Offers A Convenience Store, Pub, And Restaurant Within Walking Distance, While Billingham, Stockton, And Middlesbrough Provide Wider Shopping, Dining, And Leisure Options Just A Short Drive Away. Families Benefit From An Outstanding-Rated Primary School Nearby, And Commuters Have Easy Access To The A689, A19, And Billingham Railway Station For Links Across The North East. Scenic Countryside Walks, Wynyard Golf Club, And Woodland Parks Are All Close At Hand, Making This Location Ideal For Both Relaxation And Connectivity.

## Note

Please Find The Attached Brochure With Material Information For Buyers.

The Property Has LPG Oil Heating & Supplied With 2 Boilers. Fitted With A Soakaway Drainage System.

## Disclaimer

These Details Are Provided In Good Faith But Do Not Form Part Of Any Offer Or Contract. Harper & Co Estate Agents Ltd And Their Staff Are Not Authorised To Make Statements Or Guarantees About The Property.

We Aim For Accuracy, But These Particulars Are Only A General Guide. If There's Something Important To You, Please Contact Us So We Can Confirm The Details—Especially Before Travelling Long Distances To View.

Measurements Are Approximate And Should Not Be Relied Upon As Exact. We Have Not Tested Any Services, Appliances, Or Equipment, So We Recommend That Buyers Arrange Their Own Checks Or Surveys Before Making An Offer.

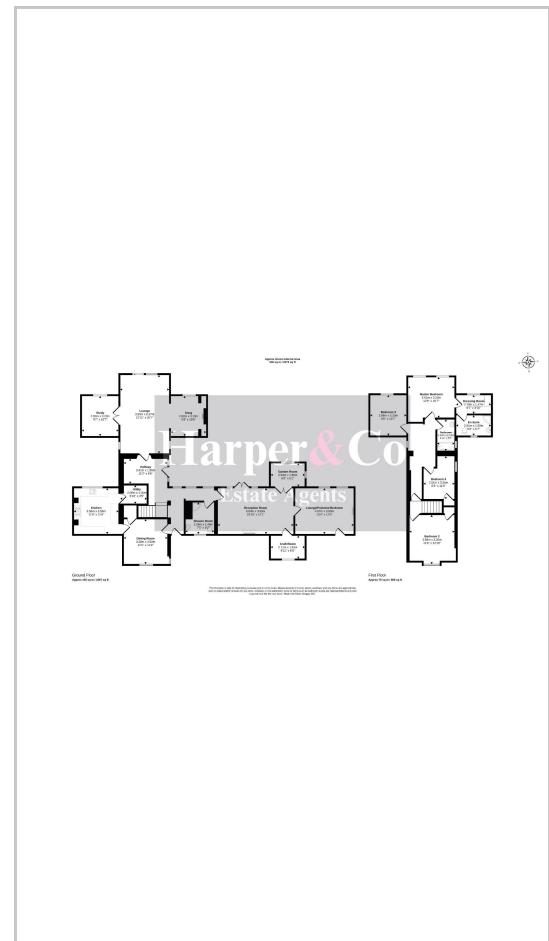
## Monday Laundering Notice

To Comply With Legal Requirements, Buyers Will Need To Provide ID Documents During The Sale Process. We Appreciate Your Cooperation.

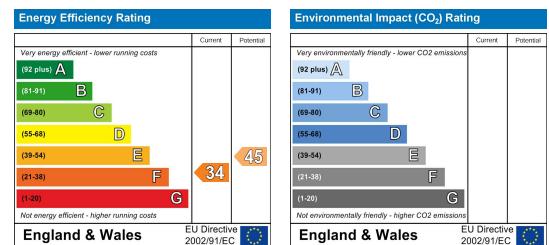
## Area Map



## Floor Plans



## Energy Efficiency Graph



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