



**FINE & COUNTRY**  
Homes from Robinsons

17 MANORSIDE  
WYNYARD MANOR | TS22 5SF



# 17 MANORSIDE WYNYARD MANOR | TS22 5SF

A truly bespoke home, 17 Manorside was created to a unique design as a self-build project within a rare and exclusive development at Wynyard Park.

An outstanding property was created extending to over 4,300sq ft and offering substantial family accommodation that meets all modern aspirations.

The external design emulates a traditional village home with Georgian style windows and classic rendered finish, complete with a gravel driveway and parking. Standing on a superb, flat plot backing on to woodland, the property enjoys a natural backdrop to its landscaped, sunny garden. The aesthetic to the rear is clean and contemporary with a stylish patio with outdoor kitchen for dining and entertaining, while further seating areas are within the shadow of the sheltering trees.

The scale of the interior space is exceptional with the focus on large spaces for entertaining and family life. The ground floor begins with a study and two large reception rooms, one at the front and a smart second room with French doors opening to the garden at the rear.

Beyond is the stylish dining kitchen which extends into an open plan garden room with space for dining and relaxing beneath a roof lantern.

The bespoke kitchen is particularly high end and has instant glamour. Considerable thought went into the layout and choice of features and appliances. Created by North Yorkshire-based Deansbury Kitchens, it incorporates painted units and a centre island and breakfast bar with taupe granite worktops complemented by limestone flooring. The cooker is a five burner Rangemaster and the fridge freezer is Fisher & Paykel. Finishing touches include LED lights in the pantry.

As well as double doors opening out to the side patio, there are two further sets leading out from the fabulous garden room. Practical features of the ground floor include a utility space and a garden storage area that has access to the double garage.















#### CONTINUED:

There are five double bedrooms with the fifth, above the garage, currently being utilised as a games and TV room but could also provide self-contained accommodation for an older relative or teenager.

The master suite is sheer luxury and full of character and glamour, with double doors opening onto a balcony overlooking the rear garden and woods, a separate dressing room and a beautiful full-size bathroom.

Two of the other double bedrooms share a Jack 'n Jill en suite shower room.

The bedrooms are off a lovely, wide landing that has space for a library or music area. There is also a fully tiled family bathroom and additional study.

The as-new property has neutral décor throughout and can be moved straight into, the glamorous lifestyle it offers a reality for its new owners.

#### AGENTS NOTES:

- EER: B90
- Council Tax: H
- All Main Services
- Freehold
- Gas Fired Central Heating Via Radiators

#### 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 Fine & Country

Tel: 01740 645 444

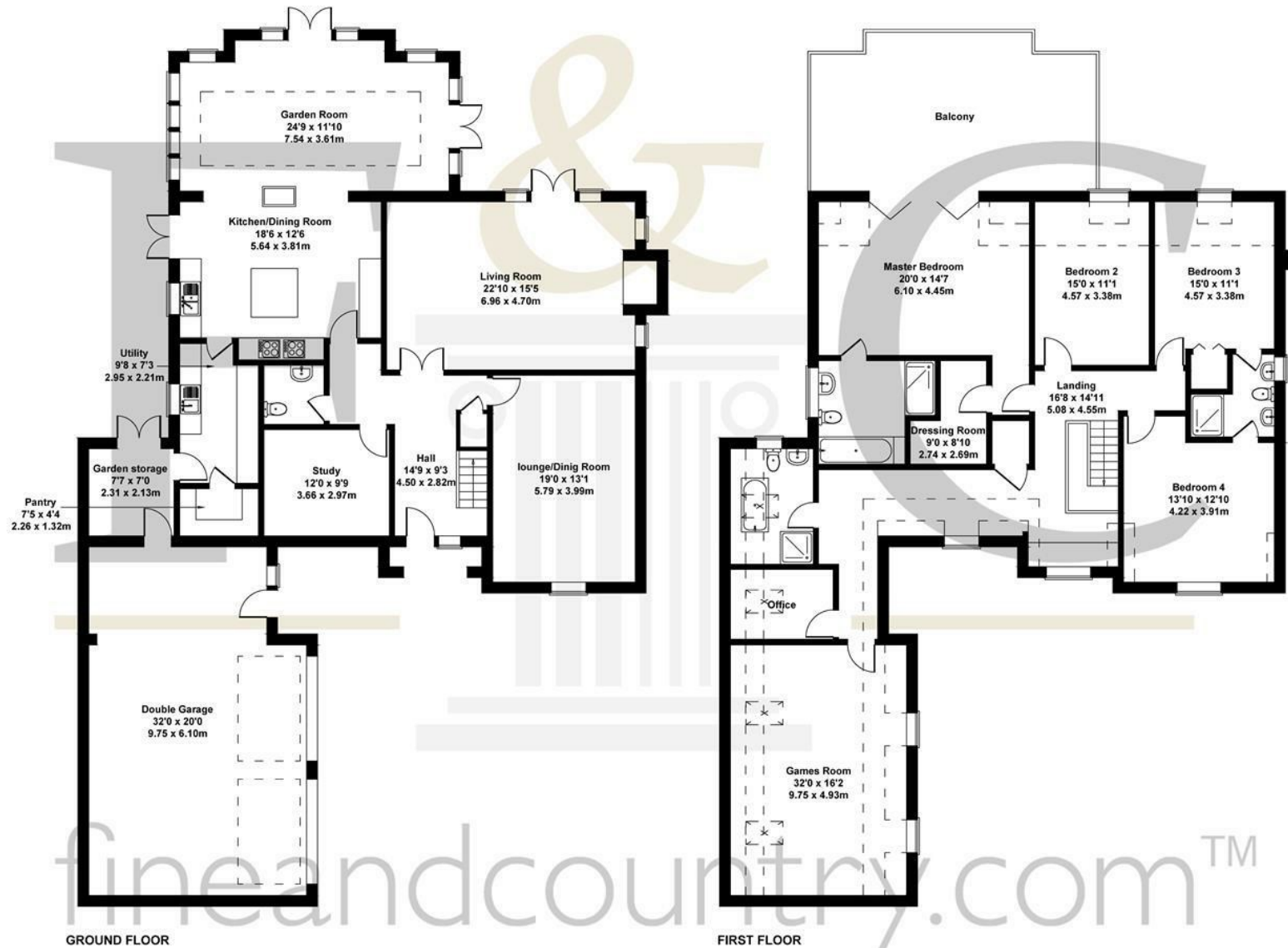
Email: [info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)





# 17 Manorside, Wynyard Park

Approximate Gross Internal Area  
4352 sq ft - 404 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.

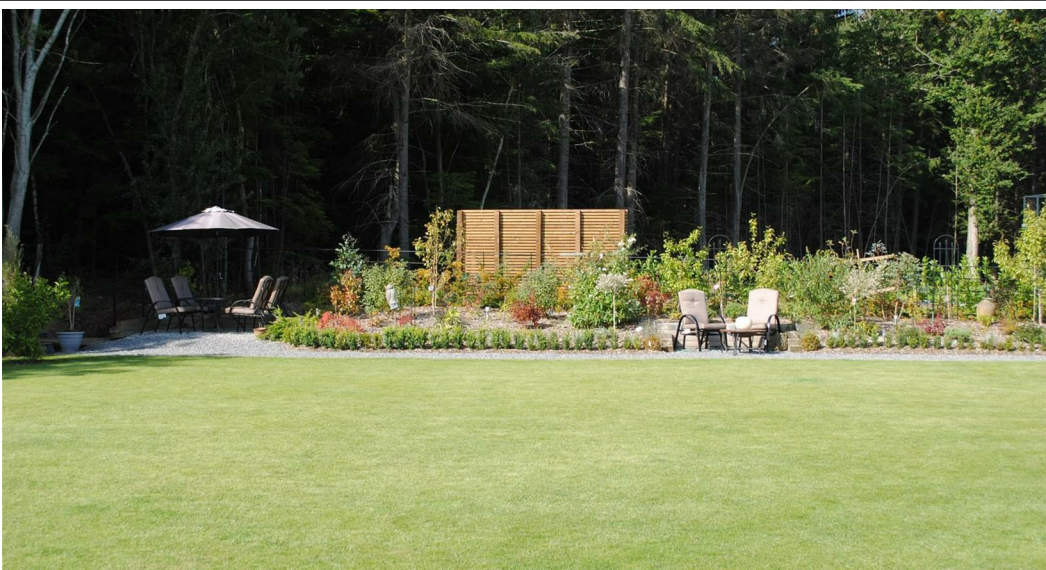
Produced by Potterplans Ltd. 2020

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. Fine & Country (Robinsons) can recommend financial services, surveying and conveyancing services to sellers and buyers. Fine & Country (Robinsons) staff may benefit from referral incentives relating to these services.





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**Tel: 0191 384 2277**

Fine & Country Durham City Regional Office  
19a Old Elvet, Durham City DH1 3HL  
[info@durhamfineandcountry.co.uk](mailto:info@durhamfineandcountry.co.uk)

**Tel: 0174 064 5444**

Fine & Country Wynyard  
Wynyard Office, The Wynd, Wynyard, TS22 5QQ  
[info@wynyardfineandcountry.co.uk](mailto:info@wynyardfineandcountry.co.uk)

[fineandcountry.com](http://fineandcountry.com)