



**ROBINSONS**  
SALES • LETTINGS • REGENCY & RURAL

18 PADDOCK GREEN  
WYNYARD | TS22 5QP

## 18 PADDOCK GREEN WYNYARD | TS22 5QP

Situated within the heart of Wynyard village a two bedroom mid link cottage. Well presented throughout and briefly comprising of an entrance hall, cloak/wc , kitchen with built in appliances , lounge. To the first floor both bedrooms have en-suite facilities. Gardens to the front and rear of the property. Single garage and outhouse.  
**UNFURNISHED. NO PETS.**

















### **AGENTS NOTES:**

- \* EER: D62
- \* Council Tax: D
- \* Unfurnished
- \* Fully Double Glazed
- \* Gas Fired Central Heating

### **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)

### **AGENTS NOTES:**

- \* EER: D62
- \* Council Tax: D
- \* Unfurnished
- \* Fully Double Glazed
- \* Gas Fired Central Heating

\* Within Walking Distance Of Local Amenities:

The Stables Pub / The Village Store / Hooker & Young Hairdressers & Therapy Hairdressers / Wynyard Pharmacy / Wynyard Dental Practice

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: 0174 064 5444**

Wynyard Office, The Stables, Wynyard, TS22 5QQ

[info@robinsonswynyard.co.uk](mailto:info@robinsonswynyard.co.uk)