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50 THE GRANARY  
WYNYARD | TS22 5QG



## 50 THE GRANARY WYNYARD | TS22 5QG

50 The Granary is a beautifully presented village property, boasting a large, landscaped front garden and built to the popular Bellway 'Keats' design. The home features a spacious lounge with a charming feature fireplace, offering views over the south-facing garden. The kitchen has been extended to create an impressive open-plan living area, complete with modern grey units, high-quality built-in appliances, a large marble resin breakfast bar, and a vaulted ceiling with a striking skylight and double patio doors. A remodelled sun lounge, bathed in morning light, overlooks the rear patio, and a separate W.C. is conveniently located near the entrance. Upstairs, the master bedroom benefits from a newly remodelled en suite shower room, fitted wardrobes open views to the front, while two additional bedrooms are served by a recently refitted shower room. Externally, the property offers a double-parking bay, a double garage with electric roller doors, and a private, well-established cottage-style front garden with a meandering lawn, flower beds, fruit trees, and a greenhouse, all framed by Beech hedging. A gate provides direct access to a footpath and the nearby cricket pitch providing a very pleasant aspect and is much sought after. The paved rear garden, enclosed by wooden fencing and brick walls, ensures a great deal of privacy. Perfectly located in the heart of Wynyard village, the property is within walking distance of local amenities, including the primary school, while remaining quietly positioned in a highly sought-after area.



















#### AGENTS NOTES:

- \* Gas fired central heating with combi boiler
- \* UPVC Double Glazed throughout
- \* External power, lighting and water
- \* EER: D67
- \* Council Tax Band: E - Stockton on Tees Annual Price: £2,876
- \* Tenure: Freehold
- \* Flood Risk \*No Risk
- \* Mobile coverage Basic 5 Mbps Superfast 80 Mbps Ultrafast 1000 Mbps

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.

The property is subject to a community charge of £495.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes

#### 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:

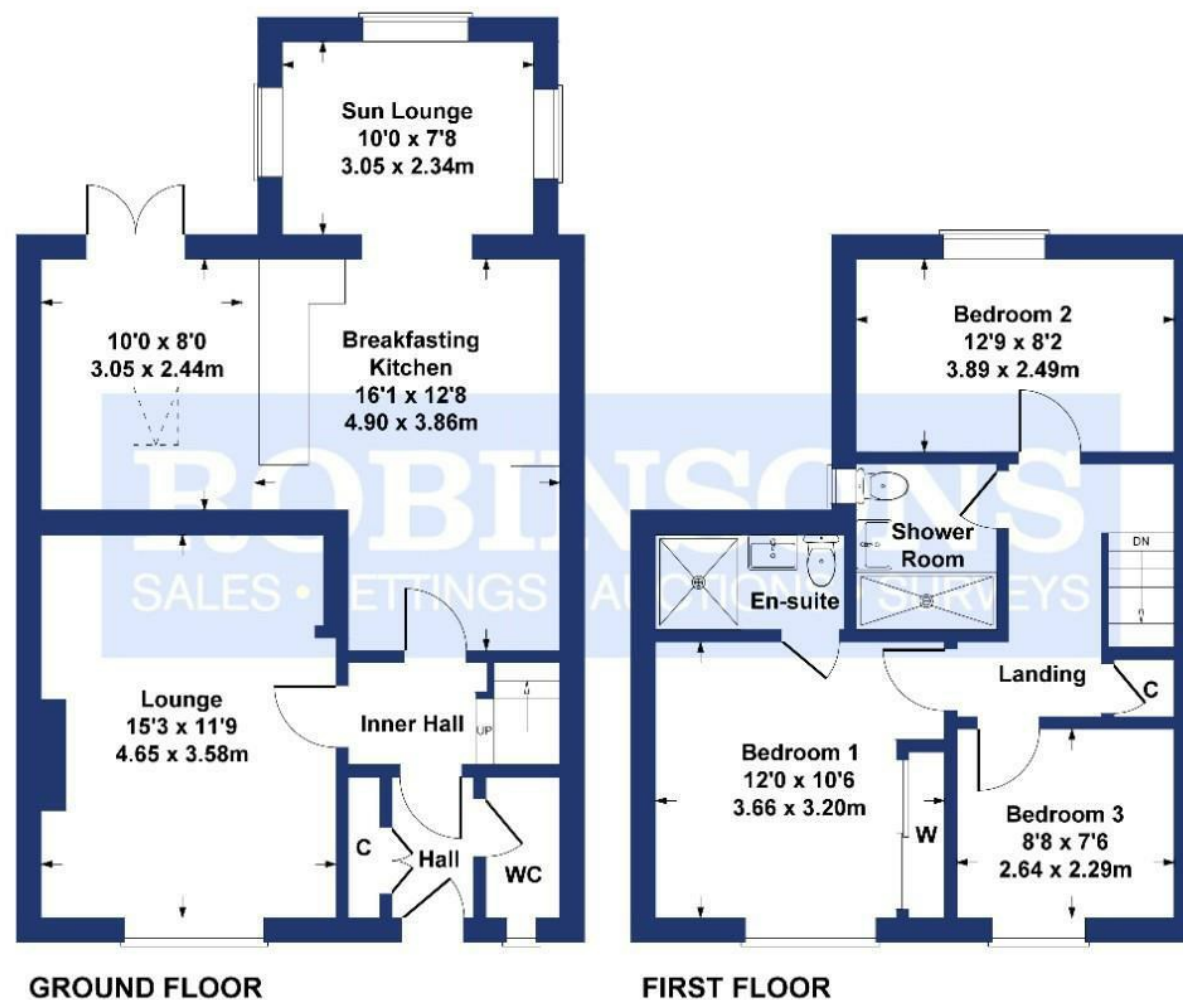
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# The Granary

Approximate Gross Internal Area  
1140 sq ft - 106 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. 2024

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.





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