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67 THE WYND  
WYNYARD | TS22 5QE

## 67 THE WYND WYNYARD | TS22 5QE

Nestled in the prestigious Wynyard village, 67 The Wynd presents an exceptional opportunity to own a detached family home that seamlessly blends spacious interiors with beautifully landscaped outdoor spaces. This property is a true haven for families, offering versatile accommodation and a private garden designed for year-round enjoyment.

The home's rear-facing bedrooms overlook a picturesque garden, with mature trees and established shrubbery creating a secure play area for children and a tranquil retreat for adults. Inside, the heart of the home has been thoughtfully designed, beginning with a wide and inviting hallway that grants access to all the reception rooms. To the left, through double doors, lies the main lounge, where an illuminated inglenook fireplace serves as a stunning focal point. The dining kitchen, which includes a stylish sitting area, is a modern chef's dream. It features a peninsular island, bespoke fitted units, high-end appliances including a Stoves cooker, and French doors that open onto a decked sun terrace, perfect for entertaining.

The ground floor also boasts a spacious dining room, a separate office, and a convenient cloakroom/WC, ensuring that the home is both functional and stylish. Upstairs, the accommodation continues to impress with five well-appointed bedrooms. The master suite is a luxurious retreat, complete with extensive wardrobes and a recently modernized, fully tiled bathroom that includes twin vanity units, a large shower cubicle, and a contemporary freestanding tub. The second bedroom also benefits from en-suite shower facilities and ample storage, while the remaining bedrooms share a sleek family bathroom.











#### CONTINUED:

Externally, the property is approached via a generous block-paved driveway that offers ample parking and access to a double attached garage. The well-maintained and landscaped rear garden which back onto a serene woodland, are a gardener's delight, featuring a greenhouse and established pond with waterfall and paved seating area that provide a perfect setting for relaxation and outdoor activities.

67 The Wynd is an outstanding family home that offers the tranquility of rural living while being conveniently close to town and main transport links. It's an ideal choice for those seeking both comfort and convenience.

#### AGENTS NOTES:

- \* All main services
- \* Double glazed throughout
- \* Gas fired central heating throughout
- \* Freehold
- \* Council Tax Band: G Annual Price: £3,921
- \*Flood Risk No Risk
- \* EER: 79
- \* Broadband Basic 8 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 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 £525.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringe

#### 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 Wynyard

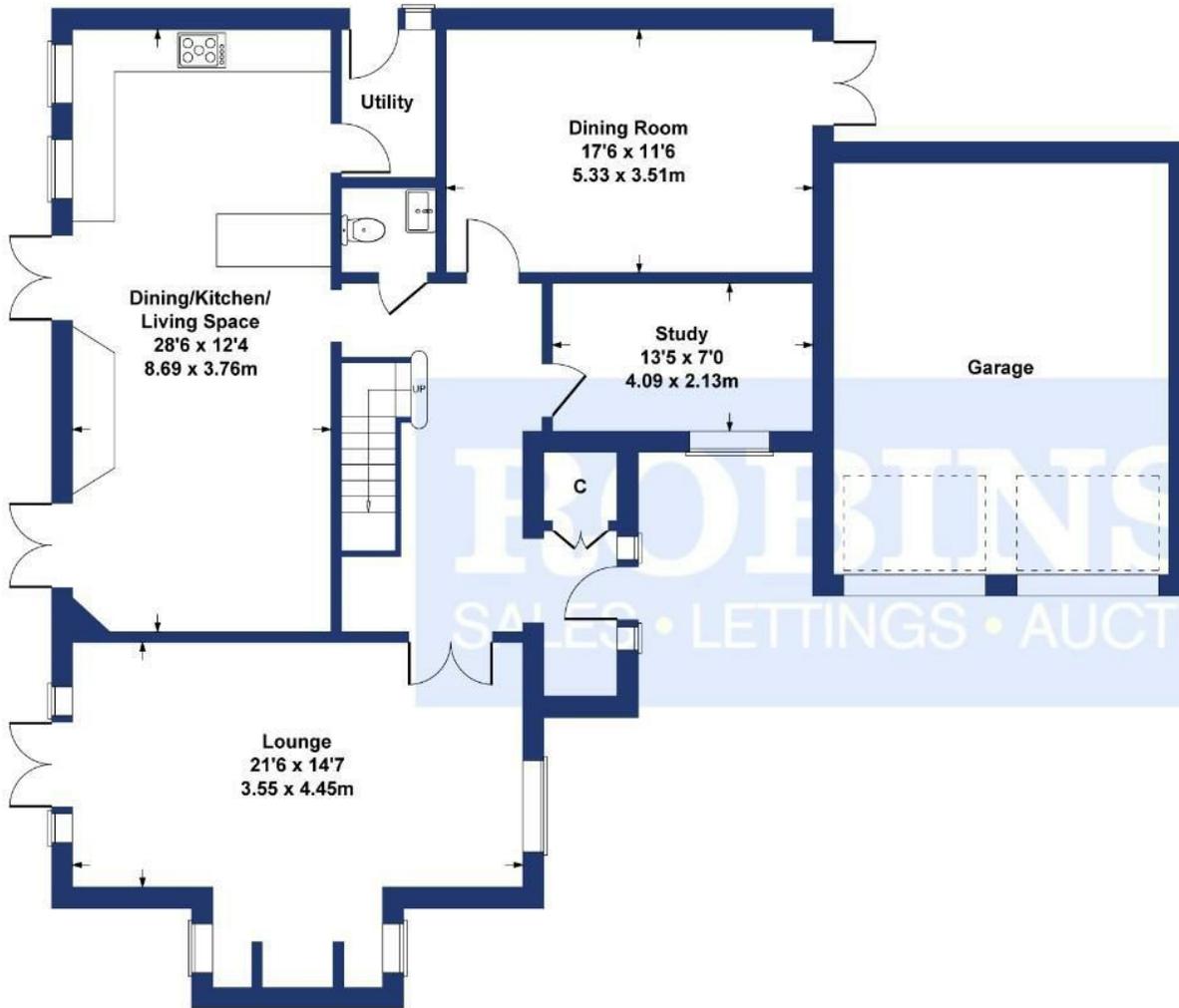
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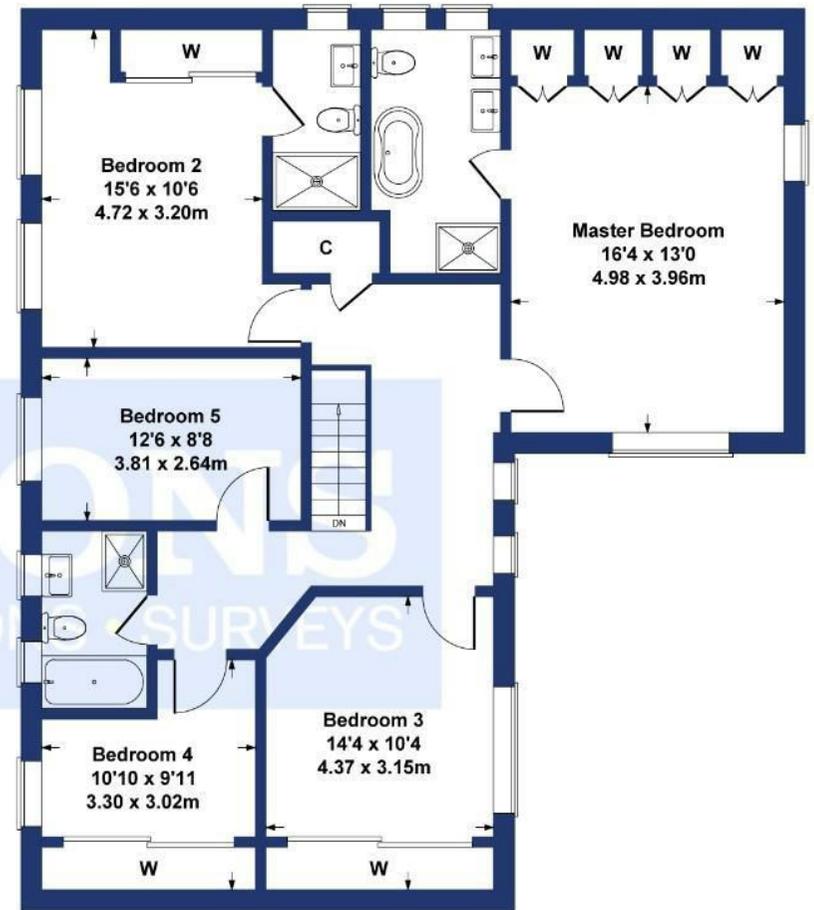


# The Wynd

Approximate Gross Internal Area  
2366 sq ft - 220 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. 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. Robnsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robnsons staff may benefit from referral incentives relating to these services.



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