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3 GLEDSTONE
WYNYARD | TS22 5GF

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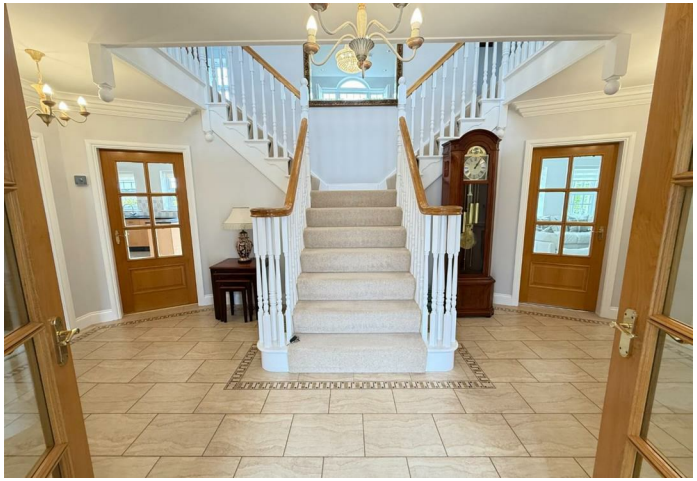

No Onward Chain

A Truly Exceptional Georgian-Style Family Home .

Tucked away in a peaceful cul-de-sac in the highly desirable location of Gledstone, this stunning Georgian-style detached residence presents the perfect blend of traditional charm and contemporary luxury. Immaculately maintained by the current owners, this spacious family home is set over three floors, offering an abundance of versatile living space designed to suit the needs of modern family life. The property features five well-proportioned bedrooms, four stylish bathrooms, and a wealth of reception rooms, making it ideal for those who appreciate both space and comfort.

Upon entering, you're greeted by a grand entrance hall with a striking central staircase, creating an immediate sense of grandeur. Half-glazed oak doors lead into the main living areas, which include a spacious lounge with an impressive inglenook fireplace, housing a log-burning stove, perfect for those cozy evenings. The lounge effortlessly flows into the sun lounge, a bright and airy space with panoramic views of the beautifully landscaped garden. This is an ideal area to relax and entertain, offering year-round enjoyment with plenty of natural light pouring through the large windows and double doors leading out to the garden.

The heart of the home is the open-plan kitchen/diner, which boasts a comprehensive range of shaker-style units, contrasting black granite work surfaces, and a range of integrated appliances. High-gloss tiled flooring with underfloor heating adds a touch of modern luxury, and the kitchen's bi-fold doors open directly onto the private garden, creating an ideal setting for al fresco dining and entertaining. Completing the ground floor is a utility room, a cloakroom/WC.

CONTINUED:-

The first floor boasts four generously proportioned bedrooms, including a luxurious principal suite with custom curved fitted wardrobes and an executive en-suite featuring both bathing facilities, walk in oversized shower and underfloor heating. A Jack & Jill en-suite serves two of the additional bedrooms, while the elegant family bathroom is complete with a freestanding bath, walk-in shower, and underfloor heating. A spacious galleried landing offers further charm and a sense of grandeur.

The upper level has been thoughtfully designed as a flexible space and is currently used as a home gym, though it could easily be converted into a fifth bedroom or additional living area. There is also a walk-in wardrobe/storage room and an en-suite, further enhancing the versatility of this floor.

For those seeking even more space, the annex offers its own private entrance and is currently used as a games room/bar with an en-suite shower room. This area can easily be transformed into a self-contained annex or a comfortable living space for extended family members or guests.

Externally, the property offers a landscaped south-facing garden, perfect for relaxing or entertaining in the sun. The extensive driveway, with electric gates providing secure access, leads to four detached garages—ideal for car enthusiasts or additional storage. With CCTV for added peace of mind, this secure, private plot provides an enviable place to call home.

Situated in a prime location, Gledstone is just a stone's throw from Wynyard Woods, local village amenities, and popular attractions such as Wynyard Golf Club, Wynyard Hall, and the Glass House Restaurant. The A19 and A1 are easily accessible, making this property a perfect choice for those who require excellent commuting links to both the North and South. A rare opportunity to purchase a truly exceptional family home in one of the area's most sought-after locations.

AGENTS NOTES:-

* All main services
* Gas fired central heating
* CCTV
* Freehold
* Council tax band H - Hartlepool
* EER

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 an annual community charge of £525.00 including VAT to cover security services and the maintenance of public open spaces.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

VIEWINGS:-

Via Robinsons Wynyard.
Tel: 01740-645-444
Email: Info@robinsonswynyard.co.uk

MIDDLESBROUGH
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86

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19
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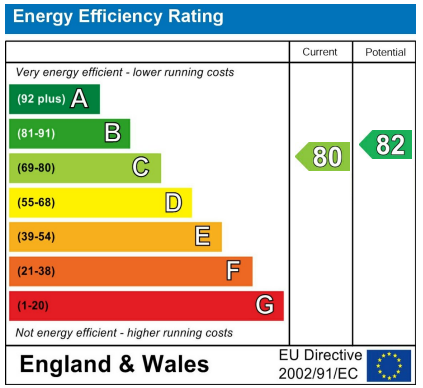
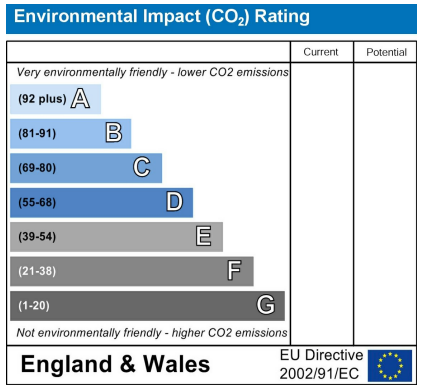
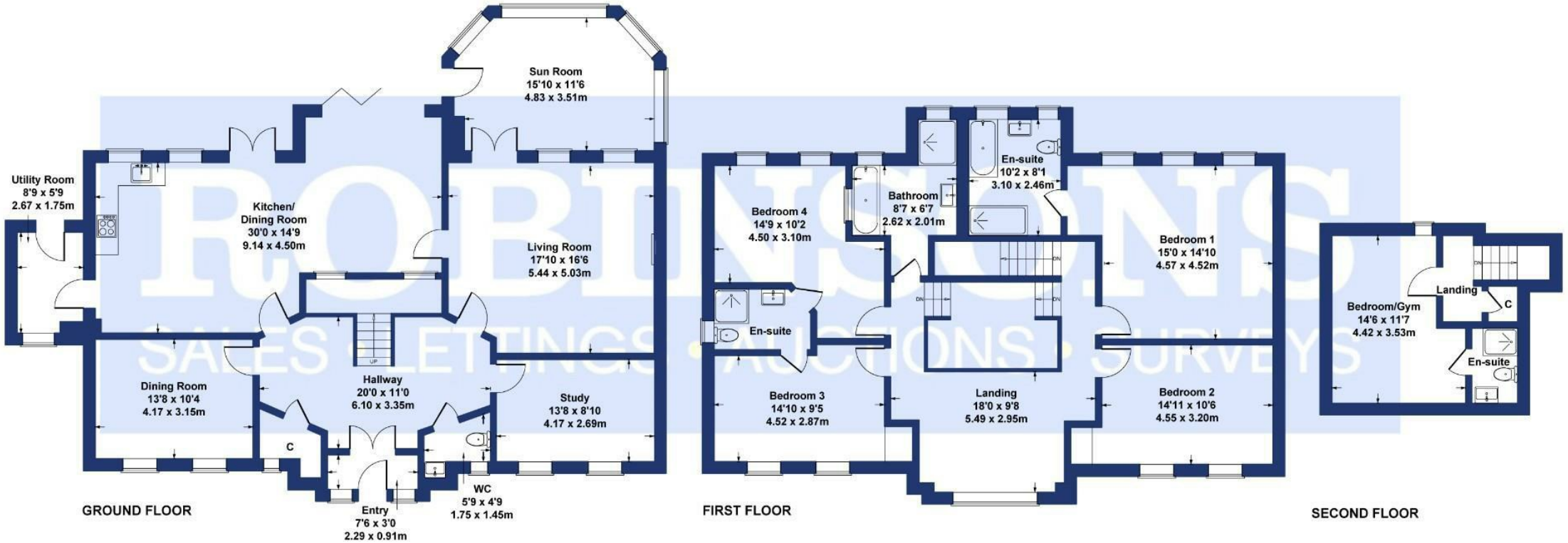

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
80
82
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC

3 Gledstone

Approximate Gross Internal Area
3149 sq ft - 293 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. 2025

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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