



FINE & COUNTRY
Homes from Robinsons

PLOT 3 THE BEAUMONT,
| TS22 5FZ

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1 of only 9 exclusive and private luxurious new homes within this development, The Beaumont has 5 Reception Rooms, 6 Bathrooms, 6 Bedrooms, 1 Ground Floor Restroom, 1 Kitchen with walk in pantry,, 1 Utility Room, Boot room, Gym,, Cinema, and a Games room/Sun Lounge.

Key features of this grand mansion include an open plan living & dining room, inclusive of a home bar room and a gym/home office.

As might be expected for a modern home of this calibre, its fixtures and fittings are of the highest quality along with the capability for smart technology – controlled by main iPad panel and your smartphone throughout the property along with a music system.

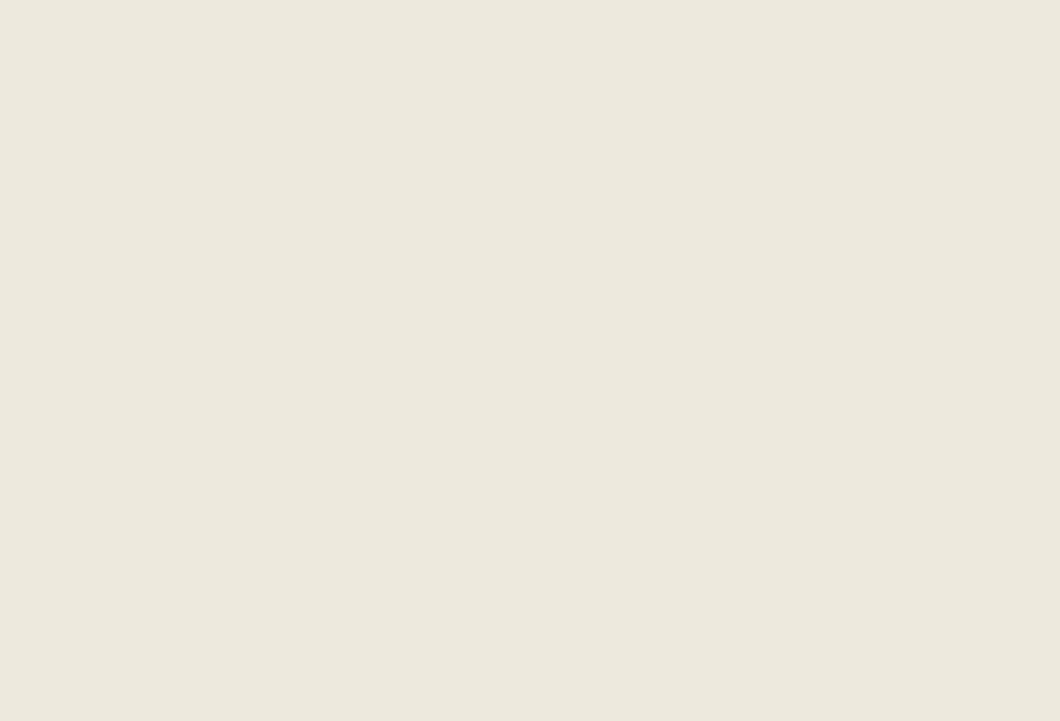
You will find a dream designer kitchen and bathrooms with top of the range appliances. The lounge includes a fitted fire and sandstone mantle

Down-lighters and socket light switches in brushed steel throughout.

There are en-suites to all bedrooms which include a freestanding bath or shower, all en suites are fully tiled to the ceiling with underfloor heating.

To reserve a plot a £10,000 ten thousand pounds non refundable deposit is required.





AGENTS NOTES:

- Smart Technology throughout controlled by main ipad panel and smart phone.
- Linked smoke and heat detectors
- Music system throughout
- Feature ceilings with mood lighting to all ground floor room excluding bar
- Freehold
- Size of Property: 9,700 - SqFt

Your new home will be built and finished to the highest standard and it's covered by the 10 Year Build-mark warranty. Kitchen appliances are all covered by their own manufacturer's guarantees.

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:

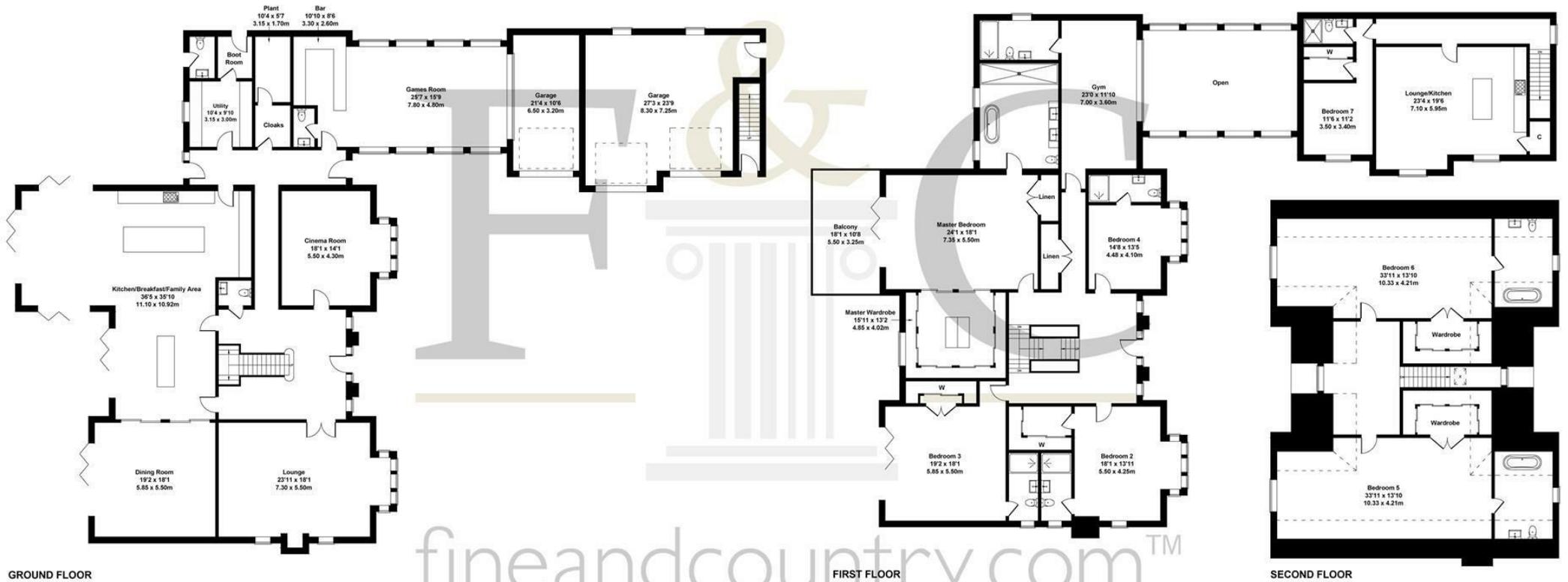
Via Fine & Country

Tel: 0170-645-444

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The Beaumont Plot 3

Approximate Gross Internal Area
10000 sq ft - 929 sq m



fineandcountry.com™

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. 2023

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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