ROBINSONS

SALES • LETTINGS • REGENCY & RURAL



7 Paddock Green
Wynyard | TS22 5QP



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A beautifully presented two-bedroom home set within the picturesque surroundings of Wynyard Village, offering an idyllic country village lifestyle. Surrounded by mature woodland and scenic walking trails, the property is just a short stroll from the Village Store, The Stables Pub & Restaurant, and the wider amenities of Wynyard Hall and Wynyard Golf Club.

The property is accessed via a private pathway leading to a charming gated front garden. Laid mainly to lawn with mature hedging and a stone pathway sweeping to the front door, the cottage-style setting creates a wonderful first impression. The entrance is framed by a decorative wood-panelled porch set against a reclaimed brick façade, adding character and charm.

Inside, a bright reception hallway with laminate flooring welcomes you, with a staircase rising centrally. To the right is a guest WC with a useful cloak cupboard. To the rear of the property, a spacious lounge/diner extends across the width of the home, filled with natural light from two large windows and French doors opening onto the garden.
To the left of the hallway, the modern kitchen features sleek high-gloss, handle-free units, tiled splashbacks, and a striking monochrome floor. Integrated appliances, a black sink and tap, and a stainless-steel oven with hob and extractor complete the contemporary design, flowing seamlessly into the dining area.

To the first floor there are two generous double bedrooms, each benefiting from its own en-suite bathroom. One bedroom features an en-suite with a bath, while the other enjoys a walk-in shower, offering both comfort and practicality.

The rear garden is designed for low maintenance and entertaining, with a combination of stone patio and pathways bordered by decorative stone aggregate. A walled boundary provides privacy, with a gate leading to a quiet cul-de-sac. The property benefits from a garage with its own parking space, along with a second allocated space.





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

AGENTS NOTES

Council Tax: Stockton Council, Band F - Approx. £3566 p.a
Tenure: Freehold
Property Construction – Standard
Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only
Gas Supply - Mains
Electricity supply – Mains
Water Supply – Mains (not metered)
Sewerage – Mains
Heating – Gas Central Heating
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – The Vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Selective licencing area – NA
Probate – N/A
Rights & Easements – None known, check with seller
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – check with seller
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Check with seller. Accessibility/Adaptations – any alterations or conversions etc.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

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.

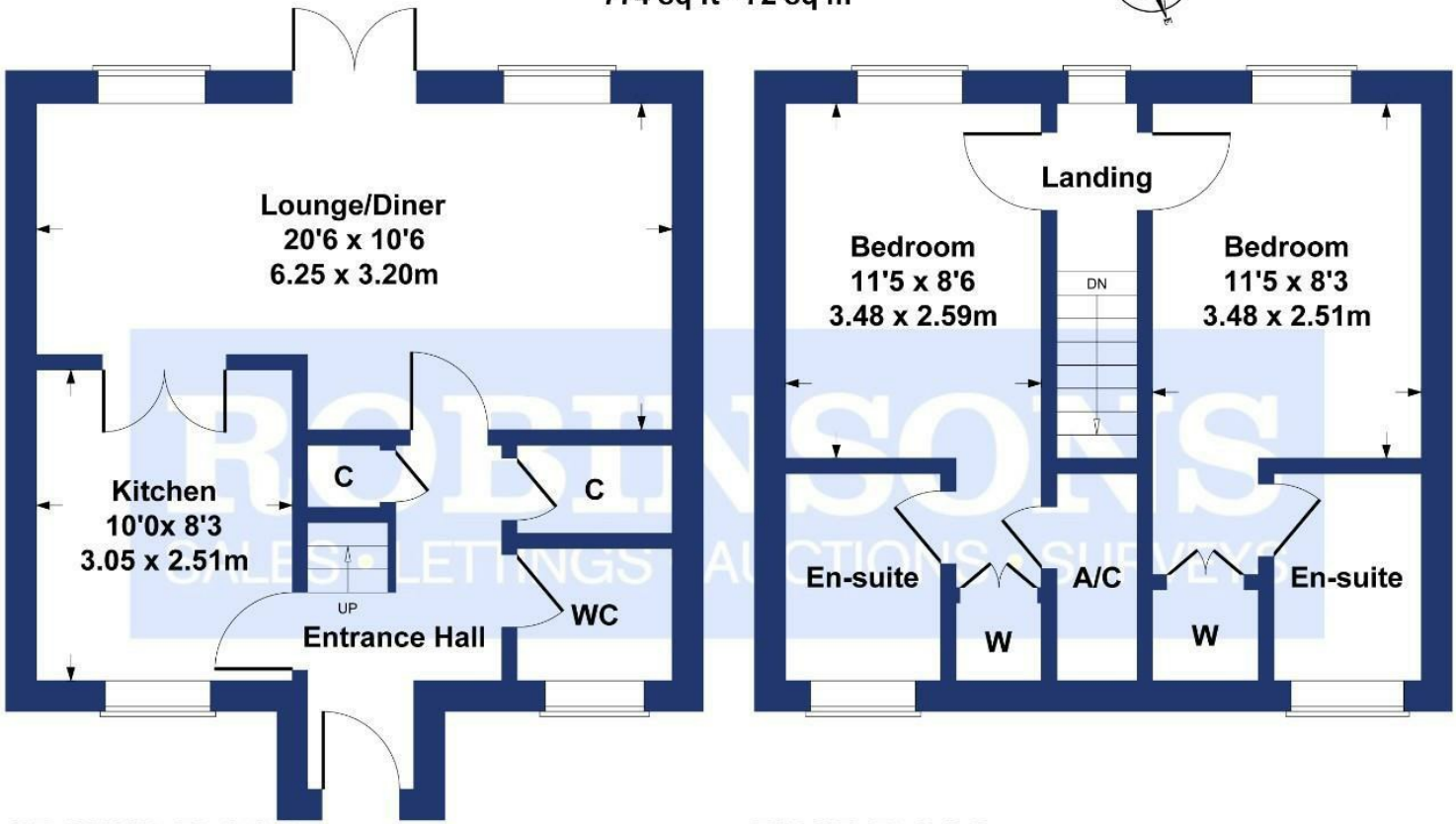






Paddock Green

Approximate Gross Internal Area
774 sq ft - 72 sq m



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. 2026



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.