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31 THE WYND
WYNYARD | TS22 5QE

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Nestled in the desirable location of The Wynd, Wynyard, Billingham, this exquisite five-bedroom detached house presents an exceptional opportunity for family living in a serene environment. Positioned at the end of an exclusive cul-de-sac, the property is secured behind private gates, offering both privacy and peace of mind. The spacious driveway accommodates multiple vehicles and leads to a detached double garage, ensuring ample parking and storage solutions.

Upon entering, you are greeted by a wide and inviting hallway that seamlessly connects to the main living areas. To the right, the bright dual-aspect lounge, complete with an elegant fireplace, creates a warm and welcoming atmosphere. To the left, a snug second reception room provides additional versatility for family gatherings or quiet relaxation. The heart of the home is undoubtedly the expansive breakfasting kitchen and dining area, featuring twin sets of French doors that open onto the private rear garden, making it an ideal space for entertaining guests.

The first floor boasts a galleried landing that leads to five well-appointed bedrooms. The luxurious master suite offers tranquil views over the rear garden and adjacent woodland, complemented by built-in wardrobes and a modern en-suite bathroom. A second bedroom also benefits from en-suite facilities, while the remaining three bedrooms share a stylish family bathroom.

Set within a generous plot of approximately 0.26 acres, the property is surrounded by beautifully maintained gardens that back onto the picturesque Wynyard Woods parkland. This outdoor space is not only private but also provides a stunning backdrop for family activities and potential for further expansion if desired.

This prestigious family home in an enviable location is a rare find, and early viewing is highly recommended to fully appreciate all it has to offer.







AGENTS NOTES:

Council Tax: Stockton Borough Council, Band G - Approx. £4115 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 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 – being applied for - NA

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 – N/a

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.

The property is subject to an annual community charge of £535.00 including VAT to cover security services and the maintenance of public open spaces.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

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

Tel: 01740 645444

Email: info@robinsonswynyard.co.uk













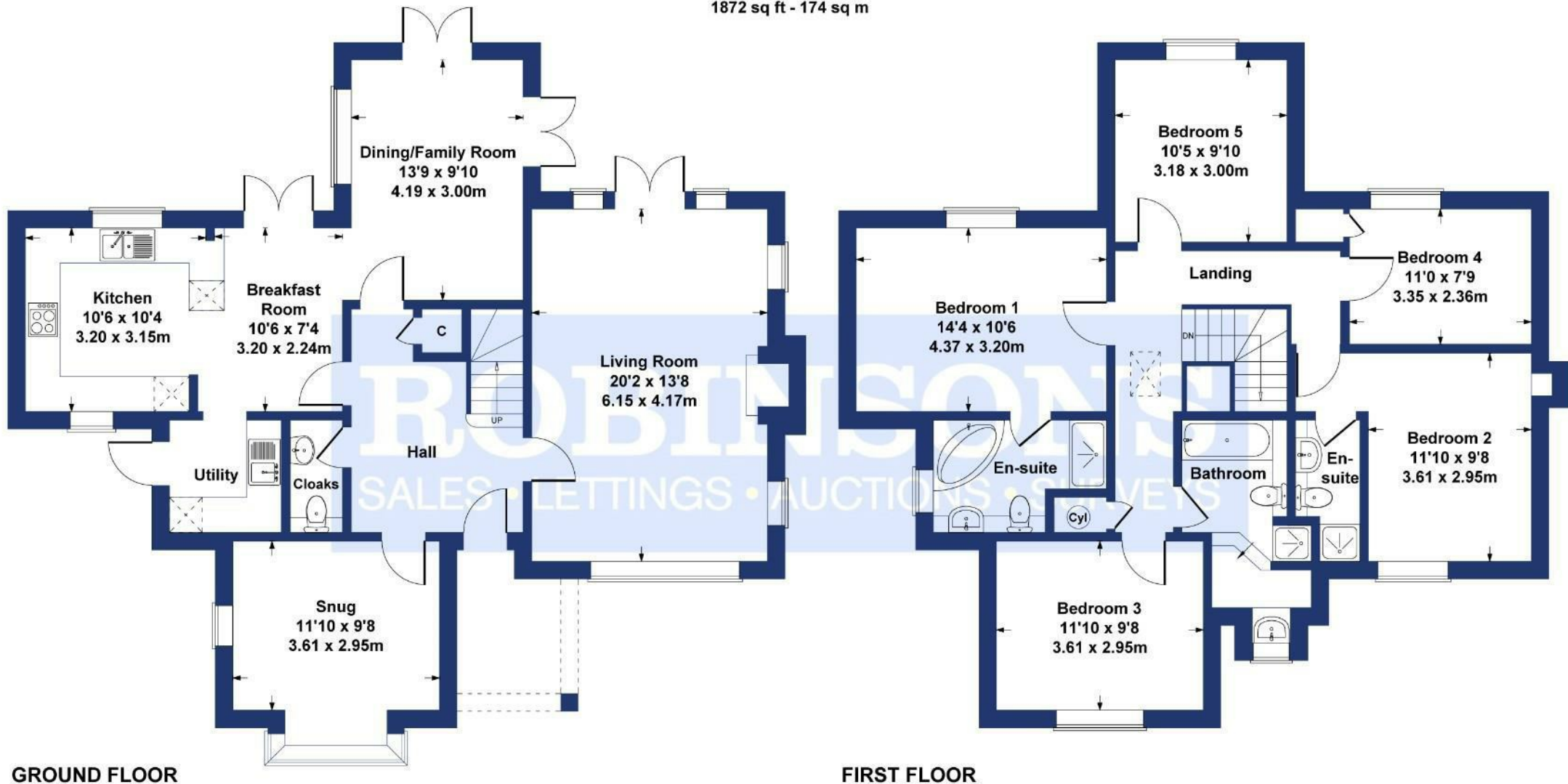
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The Wynd Wynyard, Billingham, TS22 5QE

Approximate Gross Internal Area

1872 sq ft - 174 sq m

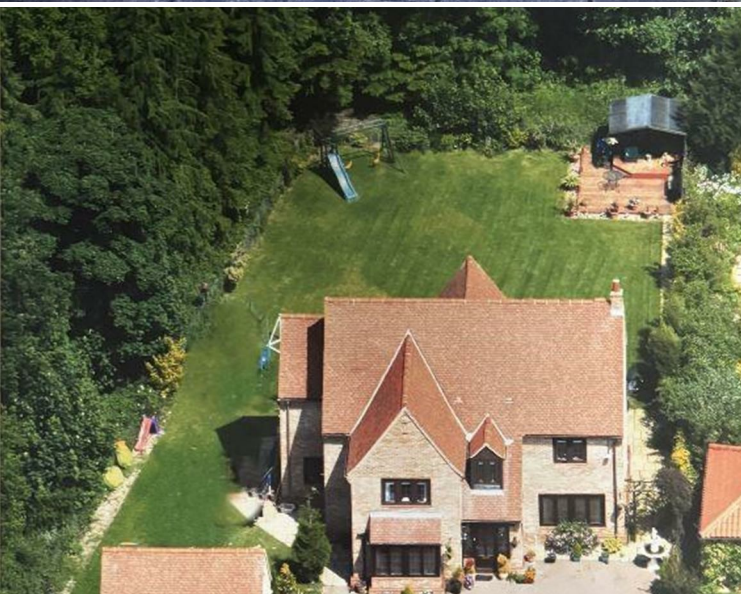


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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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