



**FINE & COUNTRY**  
Homes from Robinsons

3 SALTER HOUSE  
WYNYARD VILLAGE | TS22 5NQ



## 3 SALTER HOUSE WYNYARD VILLAGE | TS22 5NQ

As one of the oldest properties in Wynyard village, 3 Salter Houses can also claim to be an exemplar of a period cottage reinvented as a stylish and charming home. One of a terrace built around 1900 and thought to have provided homes for staff of the original country estate; its character and original features have been preserved and enhanced to stunning effect within a modern transformation. The traditional Victorian layout of principal reception room to the front remains and is complete with the original door, architrave, cornicing and a feature fireplace in a beautifully presented, elegant room. The rest of the ground floor is where the significant alterations have taken place to create spaces that are in tune with modern life and where shared family time, entertaining at home and access to outdoor space are prioritised. Walls have been removed to create a bright family, with a inglenook fireplace with oak mantel and a contemporary styled log burning stove that leads open plan into Dining kitchen. French doors open out to the garden and, together with skylights, allow light to flood in. The kitchen is a lovely place in which to work or enjoy breakfast sitting at the peninsula island. The units with white granite worktops and work well with integrated stainless steel appliances and contemporary lighting. Travertine flooring runs throughout. A useful utility room has also been created. The original staircase leads to the first floor. A fabulous bathroom with panelling and a free-standing, claw-foot roll-top bath. One of the two beautiful double bedrooms comes with a fully tiled, contemporary en suite shower room and has built-in storage. The third room makes an ideal study. Set back off the road, the property has gardens front and back. At the front a path leads through estate fencing and alongside a lawn to the entrance.

















#### CONTINUED:

The sunny, landscaped rear garden provides an array of year round colour, various seating areas and raised beds. Has an Indian stone terrace with barbecue area, immediately outside the kitchen. A raised bed, lawn and . The property has a garage with access straight into the garden and double parking spaces. It is in an excellent location in the village close to the shops, pub restaurant and new primary school.

#### AGENTS NOTES:

EER: C75

Council Tax: D

Tenure: Freehold

Gas Fired Central Heating

The property is subject to a community charge of £420.00 inc VAT per annum to cover the cost of security services and the maintenance of public open spaces and woodland fringes.

#### 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: 01740-645-444

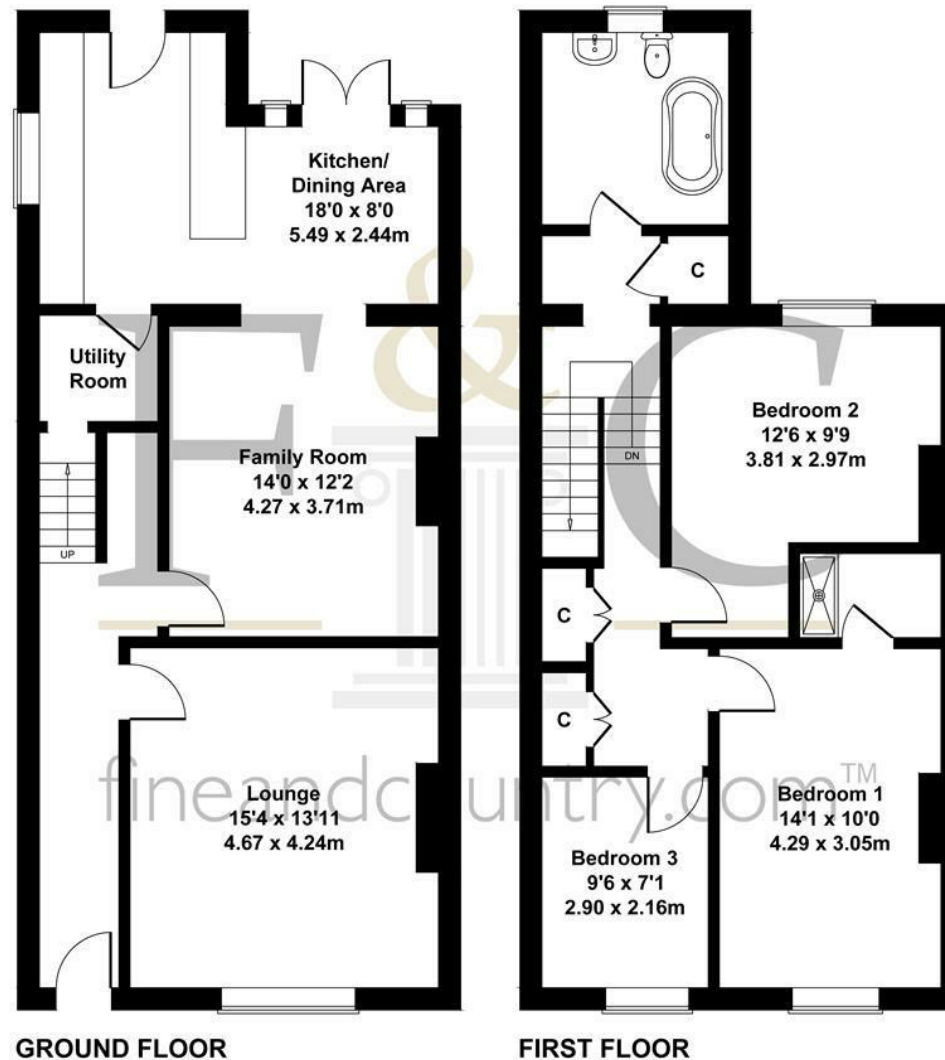
Email: [Info@wynyardfineandcountry.co.uk](mailto:Info@wynyardfineandcountry.co.uk)





### 3 Salters Houses

Approximate Gross Internal Area  
1383 sq ft - 128 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. 2021

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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