



FINE & COUNTRY
Homes from Robinsons

ROSE COTTAGE
WYNYARD | TS22 5NQ

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A beautiful bespoke five bedroom house, with further accommodation in a newly built one bedroom annex, Rose Cottage is located in a private, woodland clearing offering an extremely well designed forever home with every luxury feature in a most peaceful and tranquil setting. No expense has been spared nor any desirable detail overlooked in the creation of this stunning property which is packed with high quality fixtures, fittings and design features. The spacious accommodation provides luxury for every member of the family, while the reception space is perfect for entertaining.

Approached through double gates and a private drive leading up to the integral double garage, the entrance is protected by a covered porch and opens into a welcoming hallway with a sweeping curved staircase with bespoke wrought iron balustrade. To the right is a study and a comfortable, dual aspect lounge with a feature fireplace and bi fold doors leading to the private rear garden. The remainder of the ground floor is laid out to provide, with double internal doors opened, fabulous open plan living space incorporating a family room with twin alcoves and fitted storage, a high end dining kitchen and an orangery with sky lantern roof and monochrome tiled floor. Two sets of contemporary bi fold doors bring the outside in and extend the living space to a stone patio and the lawned garden beyond. To the first floor are five generous bedrooms with the master suite having en suite bathroom, walk in wardrobe, and balcony overlooking the extensive private garden.











AMENITIES

Private gated entrance gives access to and extensive driveway with double garage. The gardens extend to both sides and the rear, set in approximately 1/2 of an acre. The rear garden also benefits from a summer house with power and lighting, making it perfect for garden parties and bbq's. Set within established woodlands.

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.

SERVICES

- Gas fired central heating
- Under floor heating
- fully double glazed
- * Water treatment sewerage system.

AGENTS NOTES

Freehold

Council tax band: G

EER C73

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.

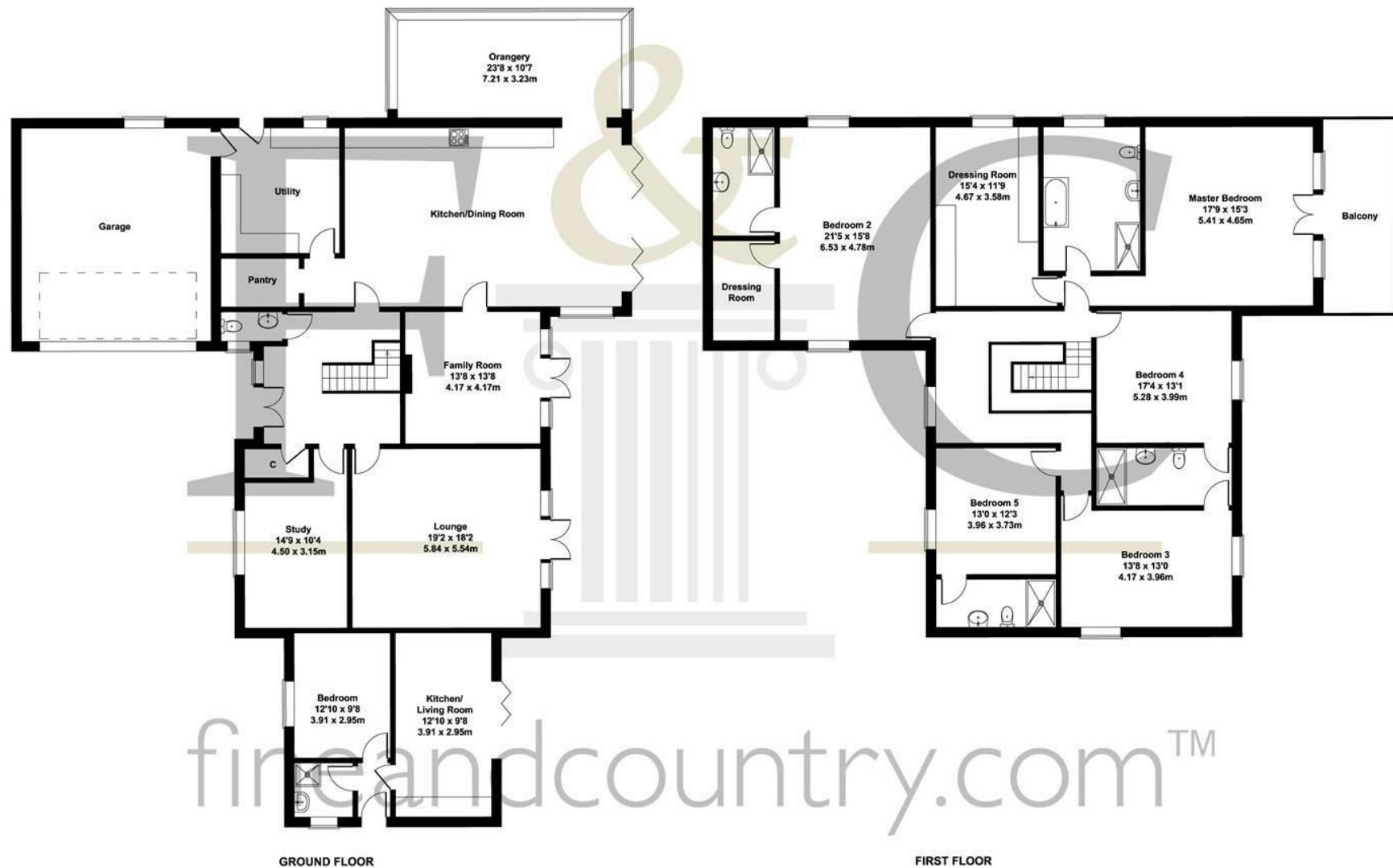
VIEWINGS

Via Fine and Country, Wynyard.

Tel: 01740 645444

Rose Cottage With New Extension

Approximate Gross Internal Area
4846 sq ft - 450 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. 2018

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.



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