



FINE & COUNTRY  
Homes from Robinsons

50 THE GRANARY  
WYNYARD VILLAGE | TS22 5QG



## 50 THE GRANARY WYNYARD VILLAGE | TS22 5QG

50 The Granary is a very pretty village property facing out over its large landscaped front garden. Built to the popular Bellway 'Keats' design the property is beautifully presented and recently extended to the rear. A light and spacious lounge with feature fireplace overlooks the south facing front garden, while the new kitchen has been extended to the side to make a stunning open plan living area. There is a separate W.C adjacent to the front door. The kitchen area is fitted with a modern range of grey units, high quality built in appliances, large breakfasting bar in marble resin, vaulted ceiling in the extension with large feature skylight and double patio doors. There is separate open access to the remodelled sun lounge which gets the morning sun and looks out onto the rear patio area. The rear garden is paved, with a high wooden double slatted fence and brick walls providing a great deal of privacy. To the first floor the master bedroom benefits from an en suite shower room, whilst the two remaining bedrooms are serviced by the newly refitted shower room. Externally the property has a double parking bay and double garage with electric roller door. To the front there is a well established cottage style garden, with meandering lawn, planted flower beds, and fruit trees allowing a great deal of privacy and the sun throughout the day. A gate gives direct access to the footpath and the cricket pitch. The property is ideally placed in the centre of the village and within walking distance to all the village amenities, including the primary school yet is quietly positioned in a most sought area of Wynyard.















#### AGENTS NOTES:

- \* Gas fired central heating with combi boiler
- \* UPVC Double Glazed
- \* EER: D67
- \* Council Tax Band: E
- \* Tenure: Freehold

The property is subject to a community charge of £450.00 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:

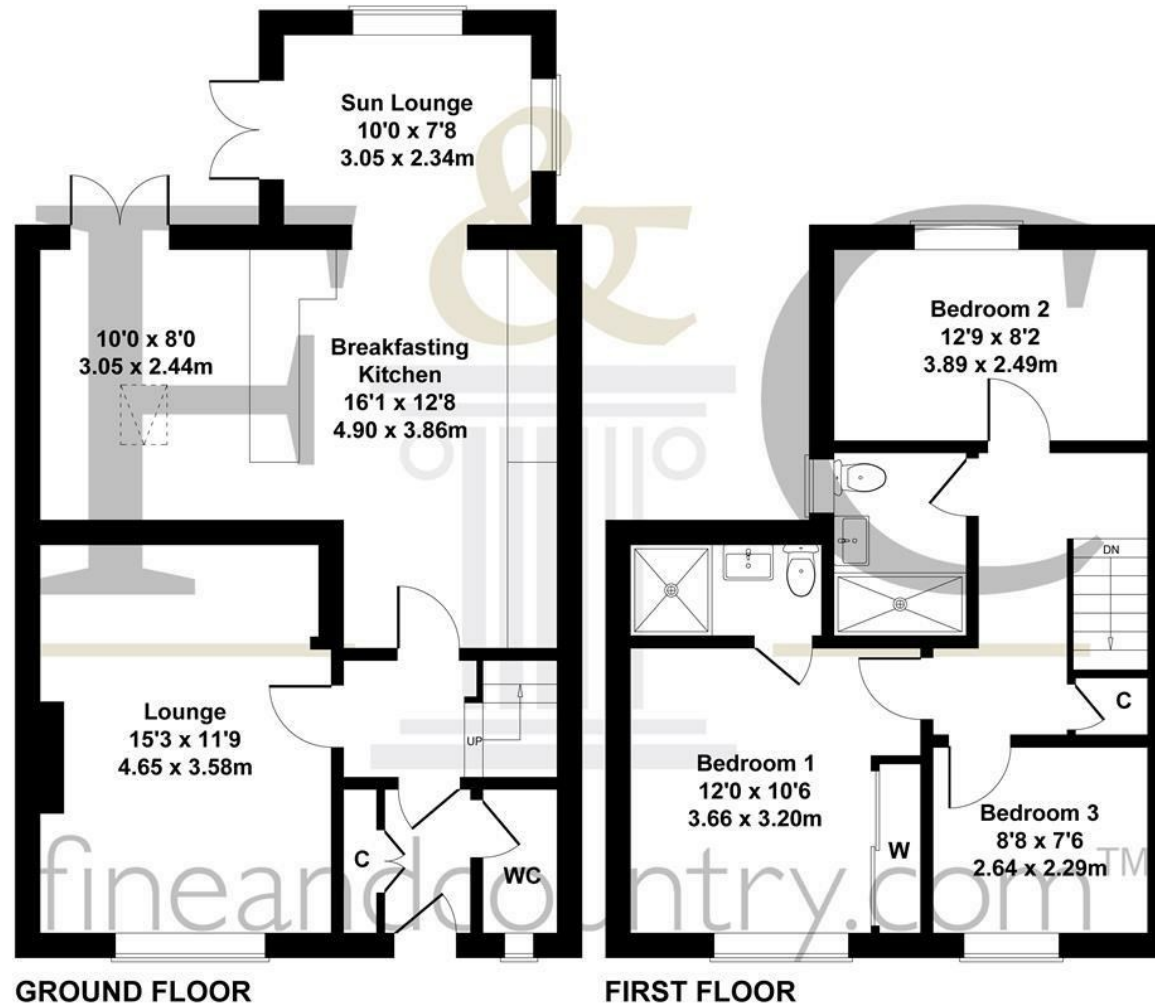
Via Wynyard Fine & Country  
Tel: 01740 645444





# 50 The Granary Wynyard

Approximate Gross Internal Area  
1140 sq ft - 106 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. 2019





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