listing

Informazioni sull'Agente

Nome:	Tony Dobbins
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Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 1,186,061.13

Posizione

Nazione:	United Kingdom
Pubblicato:	25/09/2026

Descrizione:

There is a quiet confidence about this exceptional detached home on Musgrave Garden Lane. Generous without feeling excessive, beautifully proportioned and finished with real attention to detail, it offers the space of a substantial family home while remaining equally compelling for someone looking to step down from a larger property without surrendering quality, entertaining space or privacy.

Electric gates create an immediate sense of arrival, opening onto a broad frontage with ample parking for family cars and visiting guests. The detached double garage adds far more than vehicle storage, with power, water and an electric vehicle charging point giving useful space for bikes, hobbies or everyday equipment while keeping the main house uncluttered.

Inside, the entrance hall sets the tone for what follows. It is unusually generous, with engineered oak flooring and underfloor heating creating both warmth and continuity as the ground floor unfolds. The proportions feel calm and assured rather than ostentatious, with each room given enough space to work properly in its own right.

The principal lounge stretches from front to back and is one of those rooms that changes with the seasons. A substantial fireplace with log-burning stove gives it warmth and intimacy through winter, while wide bi-fold doors open directly onto the rear terrace when the weather allows. It can feel enclosed and

relaxed when you want it to, then become part of the garden when summer arrives.

Two further reception spaces give the house the flexibility that makes larger homes work so well. The additional sitting room provides somewhere quieter to read, watch television or simply retreat from the main living areas, while the separate study has French doors outside and gives home working a proper place of its own. For family life, that separation is invaluable. For a downsizer, it means hobbies, guests and work can all be accommodated without sacrificing the principal rooms.

The kitchen and dining room is where daily life naturally gathers. Beautifully designed cabinetry is paired with Dekton work surfaces and splashbacks, while the substantial island is as useful socially as it is practically. It gives plenty of room for cooking and preparation, but also becomes the obvious place for coffee, breakfast, conversation or a glass of wine while dinner is being made.

The specification is equally impressive, with twin ovens, induction cooking, integrated microwave, coffee machine, separate fridge and freezer and a wine chiller. More importantly, there is generous space for a full dining table and broad glazing to the rear, allowing family meals, entertaining and everyday living to happen together rather than in separate rooms. Bi-fold doors open onto the terrace so, in warmer weather, the kitchen can extend naturally outdoors.

A dedicated utility room keeps laundry, storage and household equipment out of the main kitchen and a beautifully finished cloakroom completes the ground floor. It is a small detail, but one that helps the more formal spaces remain calm and uncluttered.

Upstairs, the sense of proportion continues. Rather than trying to maximise bedroom numbers, the first floor provides four genuinely substantial rooms, making this a home in which everyone has space of their own.

The principal suite is particularly impressive. The bedroom itself extends across a significant part of the house and enjoys windows to both front and rear, creating a light and private retreat away from the main living spaces. From here, a fully fitted dressing room provides extensive wardrobes, drawers, shoe storage and a dressing table, before leading into an en-suite bathroom that feels much more like a private bathing space than an ancillary shower room.

A freestanding Lusso bath, separate rainfall shower, vanity furniture and fitted storage give the en-suite a luxurious feel, while the second bedroom also benefits from its own shower room. Bedrooms three and four both include fitted storage and the family bathroom continues the same level of finish with another freestanding bath, rainfall shower and Lusso sanitaryware.

Outside, the garden is deliberately more manageable than the scale of the house might suggest. A broad porcelain-paved terrace provides plenty of room for dining, seating and summer entertaining, with lawn and established planting beyond. It gives enough outside space to enjoy properly without the maintenance commitment that can come with much larger plots elsewhere on the estate.

That balance is likely to be a real part of the appeal. Families still have usable garden space, while buyers moving from a larger house can retain the feeling of a substantial home without spending every weekend

maintaining extensive grounds. Solar panels, underfloor heating and the current EPC B rating add another practical dimension to the ownership experience.

Life on the Wynyard Estate adds considerably to the property itself. Wynyard Golf Club offers its 18-hole Wellington Course, practice facilities and clubhouse dining, while nearby Wynyard Hall brings together gardens, woodland walks, a farm shop and café, lakeside spa and The Glass House restaurant. Wynyard Church of England Primary School is based within the village, with a wider choice of secondary and independent education available across Teesside, Yarm and Eaglescliffe.

Despite the sense of separation that makes Wynyard feel distinctive, it remains extremely well connected. The A689 provides straightforward access to the A19 for travel across Teesside, Durham and the wider North East, with the A1(M) accessible to the west. Darlington provides mainline rail connections and Teesside International Airport is also readily accessible by road.

What makes this home so successful is not simply its size or specification, but the balance it strikes. There is room to entertain properly, space to retreat when needed and a principal suite that feels genuinely special, all within a garden and setting that remain easy to live with. It is a home of scale, quality and flexibility without unnecessary excess.

The Owner Loves: "How the house gives you the space of a much larger home without becoming difficult to manage, particularly the way the kitchen, living spaces and terrace come together when entertaining."

What We Love: The proportions. Nothing feels squeezed or compromised, from the reception rooms to the principal suite, and the manageable garden makes the whole property feel particularly easy to own and enjoy.

Comune

Camere da letto:	4
Bagni:	3
Finito piedi quadrati:	324 mq

Lease terms

Date Available:

Contact information

IMLIX ID: RS3004