



## listing



### Agent Info

Naam:	Tony Dobbins
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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 2,028,531.43

### Locatie

Aanbevolen Auto Onderdelen:	United Kingdom
Geplaatst:	12-05-2026

### Omschrijving:

Set behind electric gates within one of Wynyard's most exclusive private developments, Manorside is an extraordinary executive residence extending to well in excess of 5,900 sq ft. Positioned within approximately 0.35 acres of landscaped grounds and finished to an uncompromising standard throughout, this is a home that combines architectural scale, contemporary luxury and exceptional versatility in a way rarely seen within the regional market.

Designed around modern living at the highest level, the property delivers an extraordinary amount of accommodation whilst still feeling cohesive, elegant and entirely liveable. With seven bedrooms, seven bathrooms, multiple reception spaces, two annex style suites, four garages and underfloor heating throughout, the house has been created for buyers who expect space, privacy and specification without compromise.

The approach immediately establishes the tone. Beyond the electric gates, a vast gravel driveway opens out across the front of the property, framed by contemporary landscaping and mature planting. The architecture itself is striking yet understated, combining clean lines, large glazed openings and high quality materials to create a house that feels both substantial and timeless.

Stepping through the entrance, the scale and quality of the interior becomes immediately apparent. The dramatic central staircase acts as an architectural focal point, framed by porcelain flooring, ambient



lighting and double height glazing that fills the space with natural light. From here, the ground floor unfolds with remarkable fluidity, balancing open plan living with clearly defined spaces for relaxation, entertaining and family life.

The principal lounge is beautifully proportioned, featuring a media wall, log burner and surround sound system, creating a room that feels both luxurious and comfortable. Large windows to both front and rear aspects ensure the space remains bright throughout the day, whilst the scale of the room allows it to function equally well for quieter evenings or larger social occasions.

Alongside, the formal dining room provides another elegant entertaining space, centred around a second log burner and positioned to enjoy views across the gardens. The atmosphere throughout the house is one of calm sophistication, with carefully considered lighting, high quality finishes and exceptional attention to detail evident in every room.

At the heart of the home sits the spectacular kitchen, dining and family space, which unquestionably defines the way the house is lived in. This is not simply a kitchen, but an entire lifestyle environment designed around connection, entertaining and day to day family life. The vast open plan arrangement is flooded with light through lantern roof glazing and three sets of bifold doors opening directly onto the gardens and terraces beyond.

The specification is exceptional. Dekton and Silestone surfaces, premium AEG appliances, integrated coffee machine, wine chiller, induction cooking and statement island combine to create a kitchen of genuine quality, whilst the adjoining seating and dining areas allow the room to adapt seamlessly from everyday living to large scale entertaining. The ethanol fire adds warmth and atmosphere, ensuring the space feels inviting throughout the seasons.

A separate prep kitchen sits discreetly behind the main kitchen, allowing catering, preparation and practical family use to remain entirely separate from the principal entertaining areas. This additional kitchen space dramatically enhances the functionality of the house and reflects the level of thought that has gone into the overall design.

The accommodation across the upper floors is equally impressive. The principal suite feels more akin to a luxury hotel than a conventional bedroom, complete with dressing area, bespoke fitted furniture and an indulgent en suite featuring a freestanding bath, walk in rainfall shower and double vanity arrangement.

Several bedrooms have been designed almost as self contained suites, complete with their own kitchenettes, luxurious en suites and independent living capability. These spaces create outstanding flexibility for older children, long term guests, multigenerational living or private working arrangements, all whilst remaining integrated within the overall flow of the house.

The second floor adds a further layer of versatility, with additional bedroom accommodation, shower room and a dedicated cinema room complete with projector and screen. Whether used for entertainment, teenagers, guests or additional workspace, the upper level ensures the property can evolve effortlessly alongside changing family requirements.



Externally, the grounds are every bit as impressive as the house itself. The wraparound plot provides a rare sense of openness and privacy, with extensive lawns, contemporary terraces, outdoor kitchen, sunken hot tub and water feature all carefully integrated into the landscaping. Mature hedging frames the boundaries, creating a setting that feels peaceful, secure and entirely private despite the scale of the property.

The four garages and expansive parking ensure the practical requirements of modern family life are equally well catered for, whilst CCTV, lighting and gated access reinforce the exclusivity of the setting.

The location is central to the appeal. Manorside is one of Wynyard's most prestigious private developments, positioned close to Wynyard Hall, the golf club, woodland walks and the wider estate amenities. Excellent transport links via the A19 and A1 M provide straightforward access to Teesside, Newcastle, Durham and beyond, making the property equally suited to regional and national commuters.

Manorside is not simply a large house. It is a carefully designed lifestyle property that delivers privacy, flexibility and luxury on a scale rarely available within the North East market. For buyers seeking a statement family residence finished to the highest standards, this is an exceptional and genuinely remarkable home.

## **Algemeen**

Slaapkamers:	7
Badkamers:	7
Afgewerkte vierkante meter:	570 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: RS2833

