



## listing



### Information de l'agent

Nom:	Tony Dobbins
Nom de compagnie:	Anthony Jones Properties
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1325) 776-424
Languages:	English
Site web:	<a href="http://anthonyjonesproperties.co.uk">http://anthonyjonesproperties.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,331,037.74

#### Location

Pays:	Royaume-Uni
Soumis:	04/04/2025

#### Description:

Positioned on one of Wynyard's most prestigious addresses, The Beaumont is a striking and substantial five-bedroom, six-bathroom residence offering an exceptional 6,871 sq ft of luxurious living space.

Crafted for the discerning buyer, this is a home that delivers architectural presence, vast internal proportions and an uncompromising standard of finish, while enabling a lifestyle defined by comfort, privacy and understated prestige.

Occupying a generous plot with a broad frontage, the property sits proudly behind a private driveway with a double garage and beautifully landscaped gardens. Every aspect of this home—from its layout and lighting to its materials and technology, has been carefully considered to create a residence of effortless sophistication.

Stepping through the statement entrance door, the hallway immediately sets the tone, with porcelain flooring, underfloor heating, and a bespoke glass balustrade stairwell rising through all three floors. The formal lounge is a wonderfully elegant space, with inset lighting, a feature fire and generous proportions that invite both relaxed evenings and refined entertaining.

At the rear of the house lies the expansive kitchen, dining and family area - undoubtedly the social heart



of the home. Quartz Calacatta Gold worktops, a central island, and premium appliances including a Rangemaster cooker, AEG ovens, a wine chiller and an American-style fridge freezer elevate the kitchen to professional standards.

A walk-in butler's pantry and a separate second kitchen offer superb additional utility, perfect for larger-scale entertaining or events.

Adjoining this space is the beautifully crafted garden room, where floor-to-ceiling glazing and French doors bring the outdoors in. With a contemporary gas stove and panoramic views of the garden, it's a year-round retreat, ideal for family time, entertaining or simply unwinding in peace.

The first floor offers four spacious bedrooms and a dedicated cinema room. The principal suite is a private sanctuary with a walk-in wardrobe and a luxurious en-suite bathroom featuring twin basins, a freestanding bath and a walk-in rainfall shower.

Two further bedrooms also enjoy private en-suites, while the fourth bedroom is served by the contemporary family bathroom. The home cinema, positioned above the garage, provides a fully immersive viewing experience and adds another layer of indulgence to this already exceptional home.

The top floor offers two further bedrooms, both with stylish en-suites and generous proportions, making them ideal as guest suites, teen bedrooms, or even home offices.

This level adds valuable flexibility and reinforces the sense of space that defines the home throughout.

Externally, the rear garden offers an abundance of space, privacy and sunlight. Designed for entertaining and relaxation, the mix of lawn, composite decking and terrace areas allows for everything from alfresco dining to garden parties and quiet afternoons in the sun. The surrounding planting and fencing ensure a peaceful, private setting.

Wynyard remains one of the North East's most exclusive addresses - a community defined by its sense of security, woodland surroundings and well-curated amenities. Residents benefit from miles of walking trails, a championship golf course, a village centre with a café, gastro pub and convenience store, and access to excellent independent and state schools nearby. With excellent transport links via the A19 and A1(M), and easy access to Durham, Newcastle and Teesside, the area is perfectly positioned for professionals and families alike.

The Beaumont is more than a home - it's a statement of ambition and refinement. With its remarkable footprint, flawless finish and commanding location, it offers a rare opportunity to secure one of Wynyard's finest contemporary residences - designed not just for living, but for living exceptionally.

## Commun

Chambres:	5
Salle de bains:	6
Pied carré fini:	487 m <sup>2</sup>



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

---

## Lease terms

Date Available:

## Contact information

IMLIX ID:

RS2311

