

# *Coniscliffe Rise*



WYNYARD HOMES

Wynyard Homes understand that the details are not merely details, but are integral to good design. Yesterday's luxuries are today's necessities for most discerning homeowners. At Coniscliffe Rise, you'll find a home of both comfort and convenience, as well as elegance that satisfies your busy lifestyle and broad range of personal and professional interests. Superbly appointed kitchens and spacious dining areas enhance the joy of cooking and the pleasure of entertaining both family and friends.

We have built a strong reputation for excellence in design and the exacting standards we apply to our developments. A prime residential location, exciting elevational treatments, an exemplary quality of finish and beautiful landscaping are the hallmarks of a Wynyard Homes development.

Selecting idyllic sites from some of the most desirable locations in the North East, we realise the potential to transform the land into a home that combines modern, luxury living with the classic, timeless feel of a property that has matured alongside its surroundings.



All of our individually designed homes feature superior quality materials and highly-specified interiors including carefully sourced modern fixtures and fittings that provide both functional, and stylish living. Our aim is to make the process of purchasing

a new home an enjoyable one, and because of our experience we are able to carefully co-ordinate and assist you through the entire process. Past clients frequently ask to be updated on new developments, confirming a high level of customer satisfaction.



Hartlepool has benefitted from a substantial investment and refurbishment of both its retail and leisure facilities. The new state-of-the-art Sports Domes in Seaton Carew now boast indoor sporting facilities unrivalled by any other in the UK. The nearby Seaton Carew Golf Links

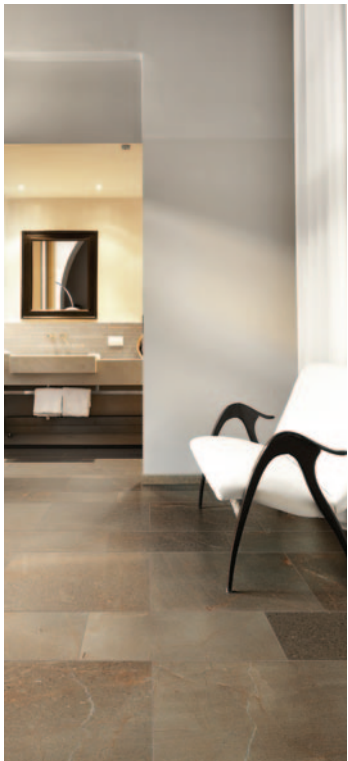
is the only championship links course in the North East, and the 10th oldest in the country. Dr Alistair MacKenzie, creator of the world's finest course Augusta National, designed the 18 hole course at Seaton Carew, which offers a great combination of tradition and quality.



A SMALL  
PEBBLE'S  
THROW FROM  
THE COAST

West Park is the most desirable area in the town and the edge of the settlement enjoys a rural setting. The local area boasts a good number of well-regarded schools, including West Park Primary School, St Peter's Elwick Church of England Primary School, High Tunstall College

of Science, English Martyrs School & Sixth Form College. A good range of courses and apprenticeships are offered at Hartlepool College of Further Education, and a range of degree programmes in the creative arts are available at Cleveland College of Art & Design.



Attention to every single detail with appliances, lighting and flooring specified to the highest standard, each selected with careful consideration. Each home is individually designed and before planning permission is sought, the designs are rigorously evaluated, not only for the aesthetics and suitability of the property for its intended environment, but also the functionality and practicality of day-to-day use. Once these designs are approved, construction is supervised by our management team using skilled and dedicated locally employed teams to carry out the work. Our innovative and dynamic approach to these designs result in a far higher specification for the customer than is found in comparable developments.







Coniscliffe Rise offers a selection of 4 and 5 bedroom detached homes in two distinct styles; contemporary and cottage. All interiors benefit from luxuriously appointed fully-fitted kitchens and bathrooms, and all with double garages and generous driveways. Within easy walking distance is West Park Primary School, Park Drive

cricket ground, and Ward Jackson Park. Covering 8.1 hectares, Ward Jackson Park known locally as 'The Park', is one of the most original in the North East. The park is listed in the National Register of Historic Parks & Gardens because of its collection of heritage features, and the magnificent lake set in its Victorian landscape.

- ARDEN
- DELAMERE
- KIELDER
- SHERWOOD
- SWINLEY
- THETFORD



SITE MAP

One of the most modern marina facilities in Europe is the Hartlepool Marina, which is the setting for watersports such as sailing and diving. The £60m marina is Hartlepool's most alluring and relaxing location, featuring one of Europe's largest boat hoists and attracts

hundreds of vessels. The majority of the marina's bars and restaurants are located at Navigation Point, though the marina's centrepiece is the award-winning Historic Quay, which is a faithful reproduction of an 18th century seaport portraying life at the time of Nelson and Trafalgar.

To register your interest about a particular property or to discuss your individual requirements in detail, please talk to a Sales Adviser on 07715 902826.

*Coniscliffe Rise*

The HMS Trincomalee and the Museum of Hartlepool are also located within the marina development. The marina is also home to some big name stores, restaurants and cinema. Coniscliffe Rise offers quiet rural living, while being easily connected to cities and beyond. By road, the A19, A179 and A689 are within easy reach, with Hartlepool Railway Station a 10 minute drive with regular services to Newcastle upon Tyne, Sunderland, Stockton, Middlesbrough, York and London.

And for those with a boat or vessel, the marina has 500 fully-serviced pontoon berths and a selection of quayside berths available for vessels up to 60m in length and 5m draft. For domestic and International air travel, there is Durham Tees Valley Airport which is a 25 minute drive away and Newcastle International Airport, a 45 minute drive.





Generous accommodation is provided over three floors in this contemporary designed 4 bedroom detached home with separate double detached garage. The rooms and garden area are connected by twin bi-fold doors allowing a seamless flow between the interior and outside spaces. A large covered entrance leads into a spacious hall. Leading off the hall is the formal lounge, along with a washroom and an exclusive open plan family living space comprising a fully-fitted kitchen, dining area, and snug. The first floor accommodation includes a master bedroom with walk-in wardrobe and fully-fitted en-suite, two further double bedrooms, and a fully-fitted luxury family bathroom. A large home cinema room is located on the top floor together with a spacious fourth bedroom with en-suite facility.

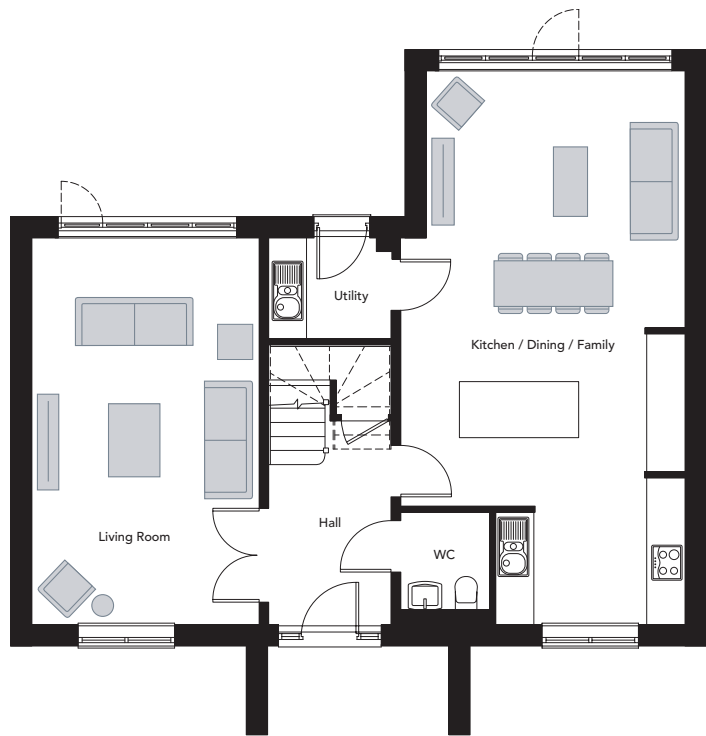
ARDEN

W  
WYNYARD HOMES

## GROUND FLOOR

**Living Room**  
3.74 x 6.35m / 12' 3" x 20' 10"

**Kitchen / Dining / Family**  
4.68 x 9.10m / 15' 4" x 29' 10"



## FIRST FLOOR

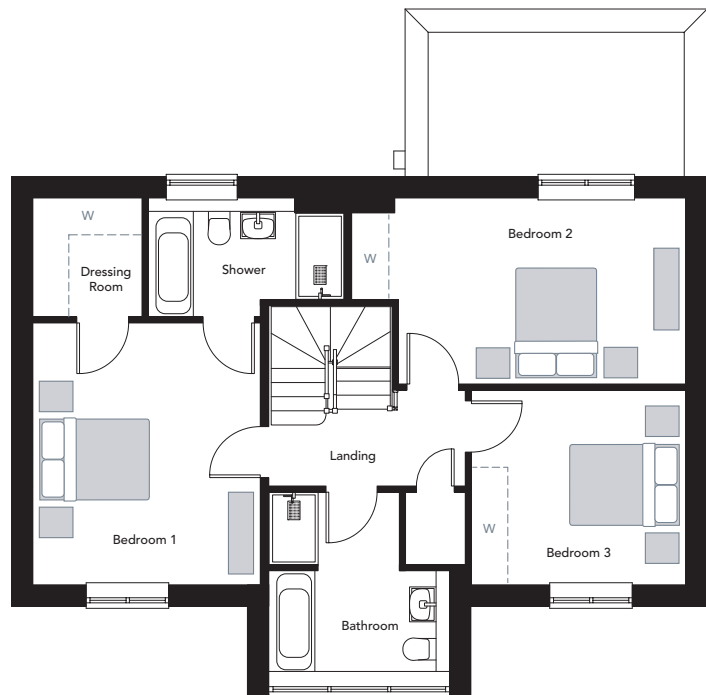
**Bedroom One**  
3.77 x 4.31m / 12' 4" x 14' 2"

**Dressing Room**  
1.79 x 1.95m / 5' 8" x 6' 4"

**Bedroom Two**  
5.50 x 3.05m / 18' 0" x 10' 0"

**Bedroom Three**  
3.56 x 3.20m / 11' 8" x 10' 6"

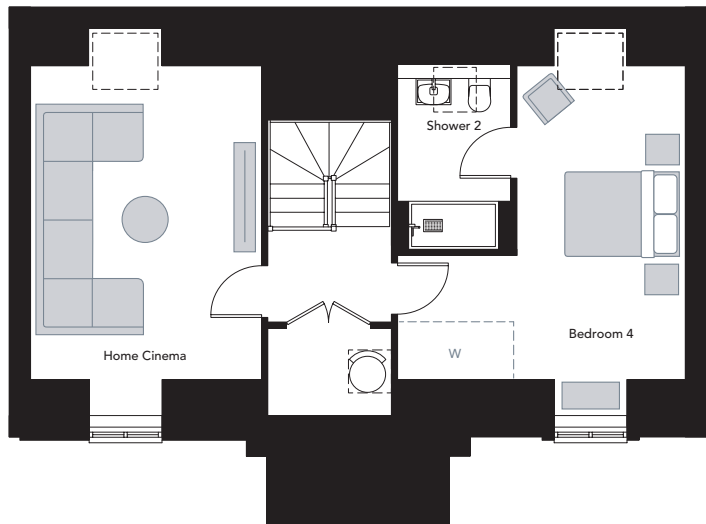
**Bathroom**  
2.96 x 2.96m / 9' 9" x 9' 9"



## SECOND FLOOR

**Bedroom Four**  
4.73 x 6.35m / 15' 6" x 20' 10"

**Home Cinema**  
3.79 x 6.35m / 12' 5" x 20' 10"

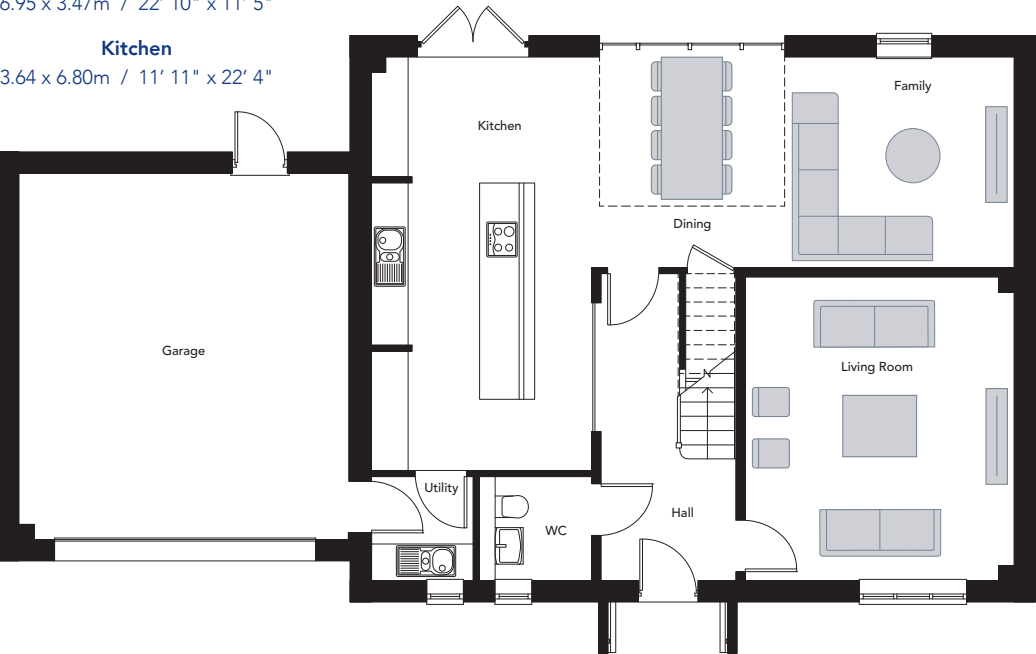


Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.



GROUND FLOOR

- Living Room  
4.43 x 4.99m / 14' 6" x 16' 5"
- Family / Dining Room  
6.95 x 3.47m / 22' 10" x 11' 5"
- Kitchen  
3.64 x 6.80m / 11' 11" x 22' 4"



FIRST FLOOR

- Bedroom One  
3.16 x 6.02m / 10' 4" x 19' 9"
- Dressing Room  
2.16 x 2.52m / 7' 1" x 8' 3"
- Bedroom Two  
4.49 x 4.97m / 14' 9" x 16' 4"
- Bedroom Three  
3.65 x 3.73m / 12' 0" x 12' 3"
- Bedroom Four  
3.65 x 3.52m / 12' 0" x 11' 7"
- Bathroom  
3.69 x 2.55m / 12' 1" x 8' 4"



Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.



KIELDER

W  
WYNARD HOMES

This double-fronted, village-style detached 4 bedroom home features a covered entrance porch and full height glazing to the rear, with integral double garage. The internal entrance porch leads into a spacious hall. Leading off the hall is the formal lounge, washroom, and an expansive family area to the rear. The fully-fitted kitchen is a spectacular feature and links with a double height dining space and family snug area. The first floor is served by a generous landing with a balcony overlooking the group floor dining space. The master bedroom features a large walk-in wardrobe and luxury appointed en-suite, with three further spacious double bedrooms, one an en-suite, along with a fully-fitted family bathroom complete with bath and separate double shower.





This imposing contemporary designed 5 bedroom detached home benefits from an adjacent double garage and spacious block paved drive. Large windows and bi-fold doors flood the property with light, creating a seamless link between the garden area and its generous interior accommodation. The ground floor comprises a formal lounge, study, and washroom - all leading off the spacious hall. The rear of the property is designed to provide open plan family living with a fully-fitted luxury kitchen, dining, and snug area. The first floor comprises five generous bedrooms - three of which are en-suite, along with a separate fully-fitted family bathroom. Double-sized shower trays with quality tiling throughout, provide the en-suite facilities with a luxurious finish.

DELAMERE

  
WYNYARD HOMES

## GROUND FLOOR

**Lounge**  
6.48 x 4.50m  
21' 3" x 14' 9"

**Study**  
4.05 x 2.50m  
13' 4" x 8' 2"

**Kitchen**  
4.34 x 4.08m  
14' 3" x 13' 5"

**Dining**  
3.62 x 4.74m  
11' 9" x 15' 6"

**Family**  
4.84 x 5.43m  
15' 9" x 17' 8"



## FIRST FLOOR

**Bedroom One**  
4.81 x 3.72m  
15' 9" x 12' 2"

**Dressing Room One**  
1.60 x 2.48m  
5' 3" x 8' 2"

**Dressing Room Two**  
1.60 x 1.96m  
5' 3" x 6' 5"

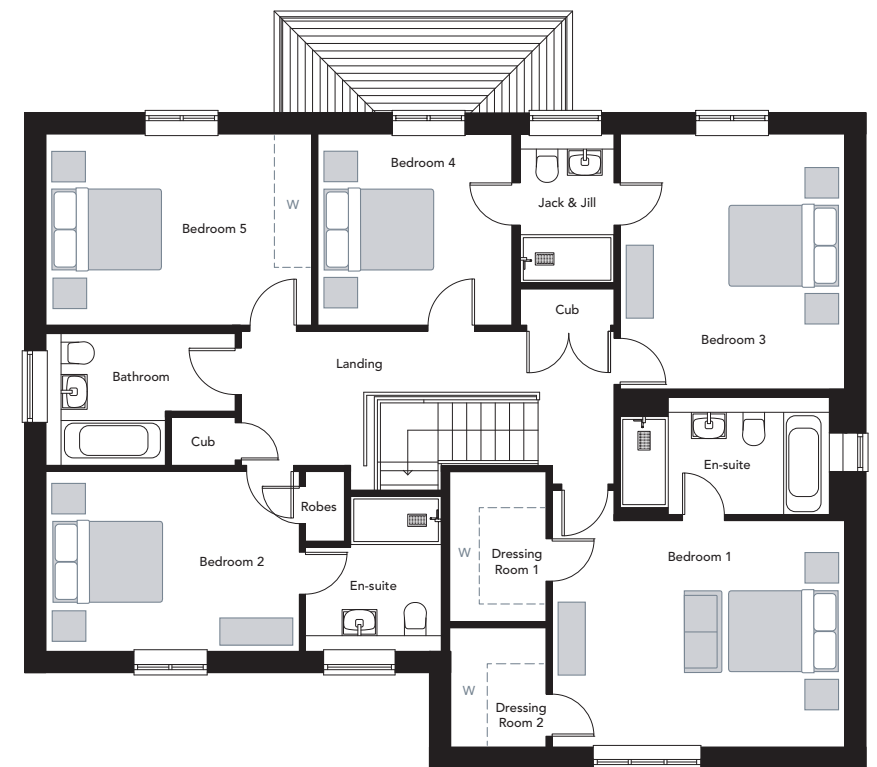
**Bedroom Two**  
4.19 x 2.96m  
13' 9" x 9' 8"

**Bedroom Three**  
3.70 x 4.21m  
12' 2" x 13' 10"

**Bedroom Four**  
3.21 x 3.15m  
10' 6" x 10' 4"

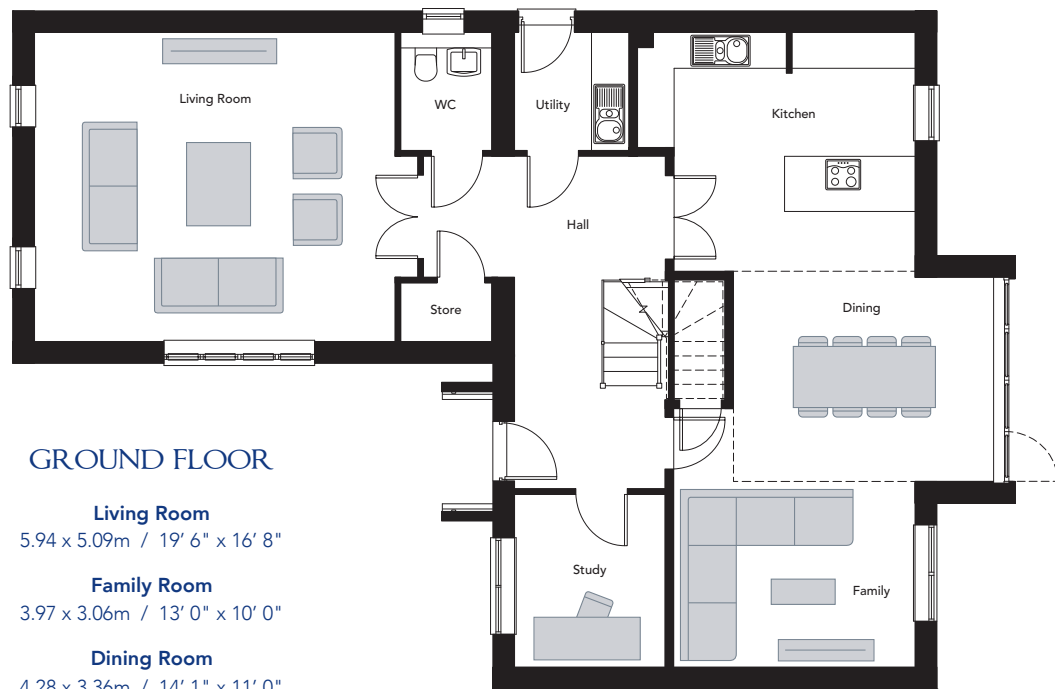
**Bedroom Five**  
4.38 x 3.16m  
14' 4" x 10' 4"

**Bathroom**  
2.87 x 2.22m  
9' 5" x 7' 3"



Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.





## GROUND FLOOR

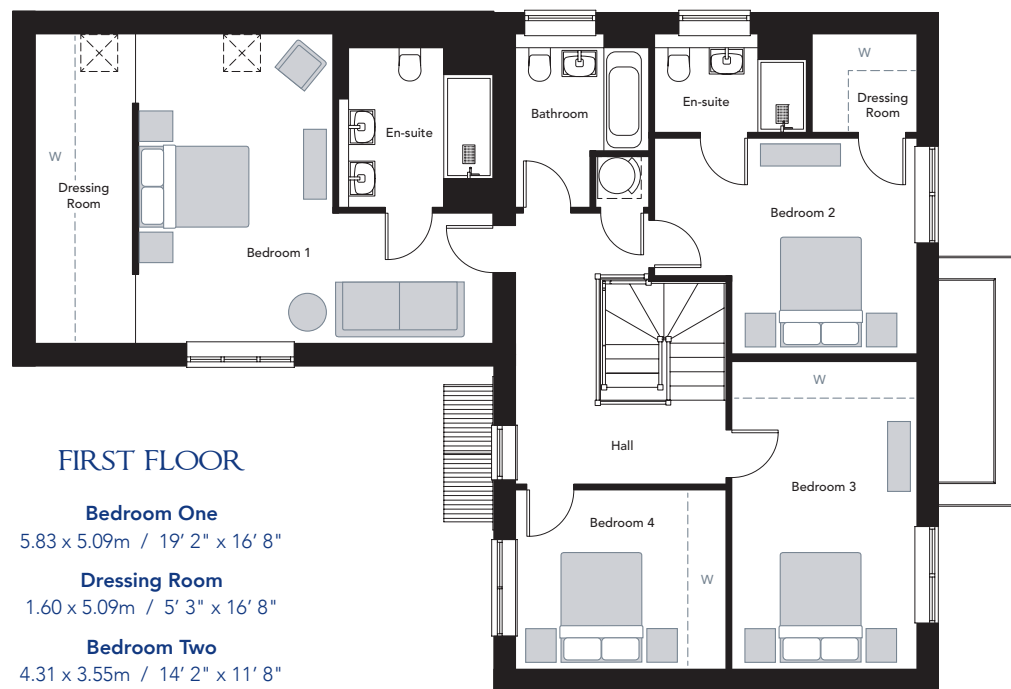
**Living Room**  
5.94 x 5.09m / 19' 6" x 16' 8"

**Family Room**  
3.97 x 3.06m / 13' 0" x 10' 0"

**Dining Room**  
4.28 x 3.36m / 14' 1" x 11' 0"

**Kitchen**  
4.57 x 4.03m / 14' 12" x 13' 3"

**Study**  
2.49 x 2.85m / 8' 2" x 9' 4"



## FIRST FLOOR

**Bedroom One**  
5.83 x 5.09m / 19' 2" x 16' 8"

**Dressing Room**  
1.60 x 5.09m / 5' 3" x 16' 8"

**Bedroom Two**  
4.31 x 3.55m / 14' 2" x 11' 8"

**Dressing Room**  
1.72 x 1.62m / 5' 8" x 5' 4"

**Bedroom Three**  
3.05 x 5.07m / 10' 0" x 16' 7"

**Bedroom Four**  
3.46 x 2.95m / 11' 4" x 9' 8"

**Bathroom**  
2.19 x 2.63m / 7' 2" x 8' 7"

Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.



# SHERWOOD

**W**  
WYNARD HOMES

A warm, welcoming appearance is achieved with the soft neutral colours of the external materials in this 4 bedroom detached cottage style home with separate double garage. The expansive entrance hall provides a dramatic first impression, enhanced further as double doors lead into the spacious well-proportioned formal lounge area. To the rear, open plan family accommodation occupies the entire width of the property with a fully-fitted luxury kitchen. The kitchen links to the dining area with bi-fold doors which open onto the patio and garden with an adjacent cozy, snug area. On the first floor, the feature master bedroom has a generous dressing wardrobe area and luxury en-suite with three further spacious double bedrooms, one of which is en-suite, and a fully-fitted luxury family bathroom.





Tall, elegant windows to the front elevation allow the light to fill the rooms in this spacious, contemporary designed 4 bedroom detached home with integral double garage. The rear of the property provides expansive open plan family accommodation with snug, dining area with bi-fold doors leading to the patio and garden, and a fully-fitted luxury kitchen with separate washroom, and utility.

The formal lounge located to the front of the property is accessed via double doors from the generous entrance hall. Four spacious double bedrooms are located at first floor level with two luxury en-suites, each with double-sized shower trays and a fully-fitted family bathroom with a separate bath and double shower.

SWINLEY

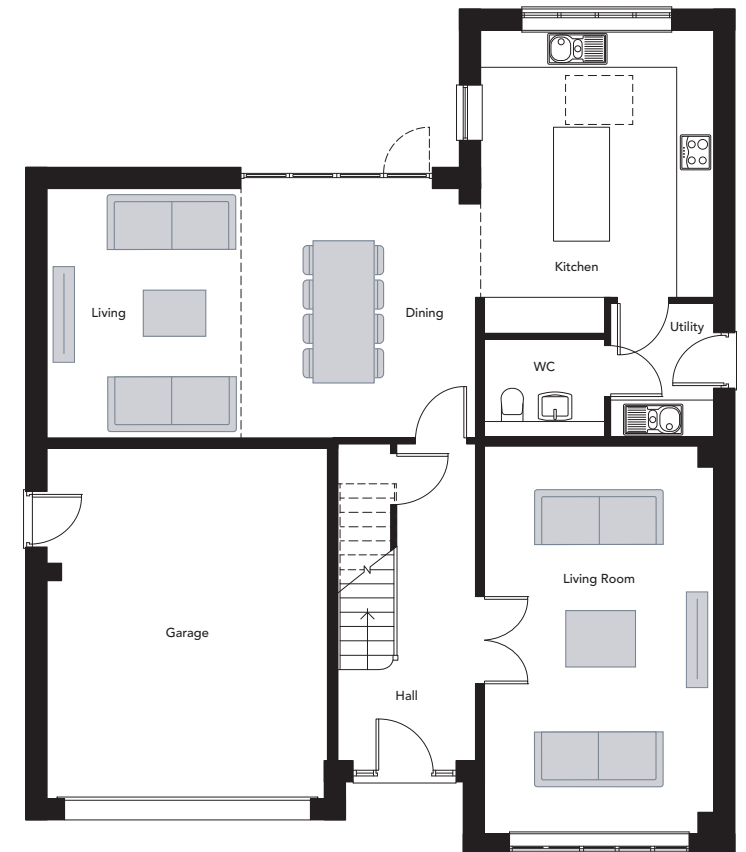


## GROUND FLOOR

**Living Room**  
3.76 x 6.38m  
12' 4" x 20' 11"

**Family / Dining Room**  
7.05 x 4.10m  
23' 2" x 13' 5"

**Kitchen**  
3.83 x 4.38m  
12' 7" x 14' 4"



## FIRST FLOOR

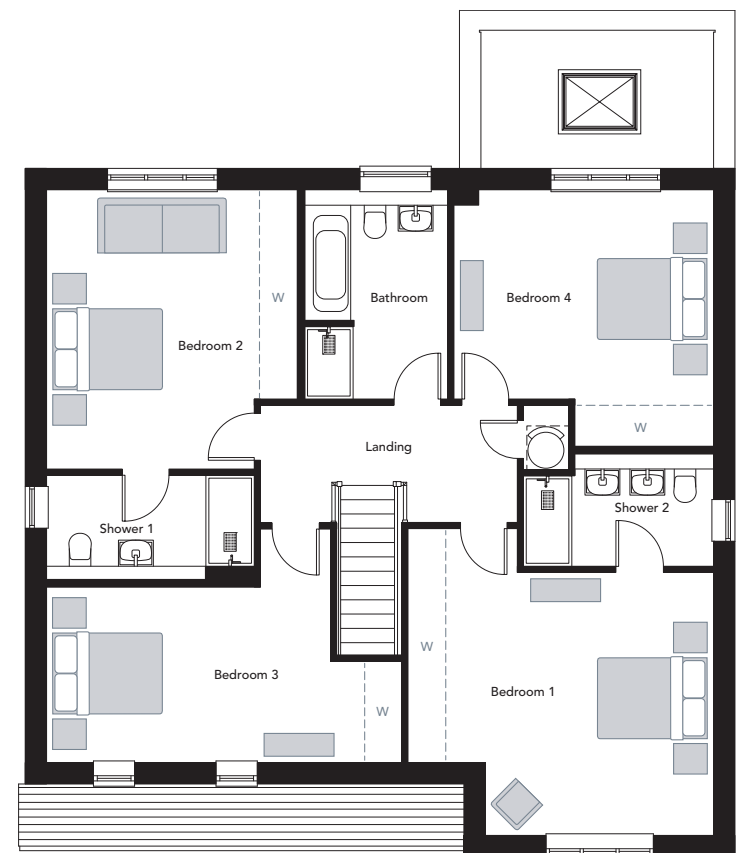
**Bedroom One**  
5.03 x 5.05m  
16' 6" x 16' 7"

**Bedroom Two**  
4.12 x 4.59m  
13' 6" x 15' 1"

**Bedroom Three**  
5.85 x 3.84m  
19' 2" x 12' 7"

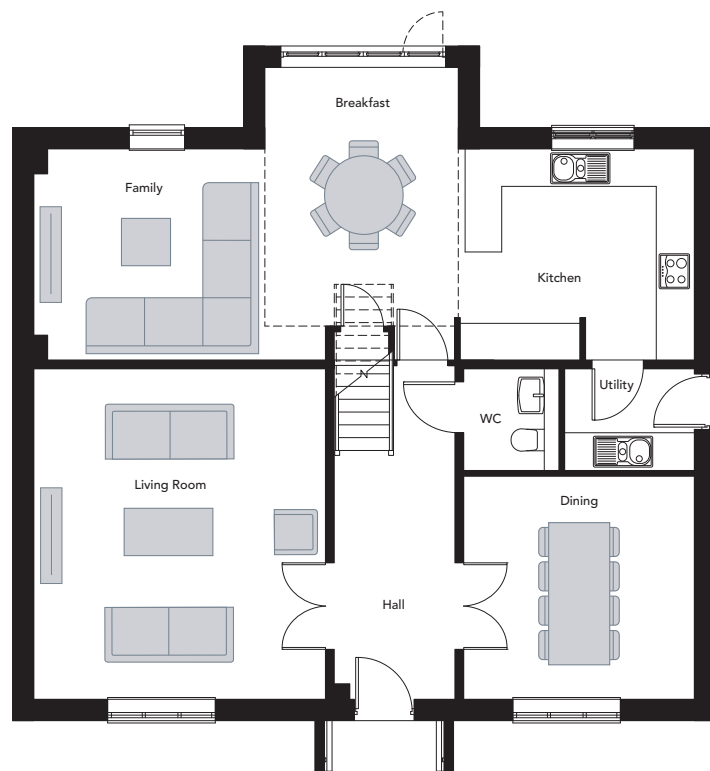
**Bedroom Four**  
4.28 x 4.24m  
14' 0" x 13' 11"

**Bathroom**  
2.37 x 3.43m  
7' 9" x 11' 3"



Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.





## GROUND FLOOR

**Living Room**  
4.80 x 5.42m  
15' 9" x 17' 10"

**Dining Room**  
3.79 x 3.67m  
12' 5" x 12' 0"

**Family Room**  
3.80 x 3.48m  
12' 6" x 11' 5"

**Breakfast**  
3.18 x 4.82m  
10' 5" x 15' 10"

**Kitchen**  
3.82 x 3.46m  
12' 5" x 11' 4"



## FIRST FLOOR

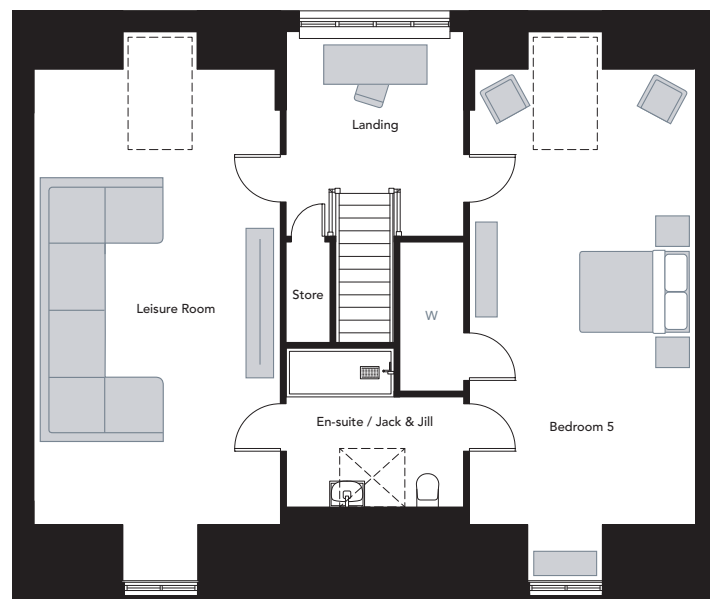
**Bedroom One**  
3.82 x 5.44m  
12' 6" x 17' 10"

**Bedroom Two**  
4.66 x 3.63m  
15' 3" x 11' 11"

**Bedroom Three**  
3.82 x 3.50m  
12' 6" x 11' 6"

**Bedroom Four**  
3.89 x 2.96m  
12' 9" x 9' 9"

**Bathroom**  
3.82 x 2.25m  
12' 7" x 7' 5"



## SECOND FLOOR

**Bedroom Five**  
3.70 x 9.05m  
12' 2" x 29' 8"

**Leisure Room**  
4.06 x 9.05m  
13' 4" x 29' 8"



## THETFORD

**W**  
WYNARD HOMES

This double-fronted, detached cottage style home provides exceptional family accommodation over three floors, with a separate double garage. The formal lounge and separate dining room are accessed by double doors from a generous hall which also leads into the open plan family living area located to the rear of the property. The fully-fitted kitchen, dining and snug spaces seamlessly link the patio and garden spaces, accessed by expansive bi-fold doors. The first floor comprises a master bedroom with well appointed en-suite, three further double bedrooms and a luxury family bathroom with separate bath and a double shower. Two further rooms providing truly spectacular accommodation with Jack and Jill en-suites are located on the second floor. These can be used for bedroom, home cinema or leisure use to meet a variety of individual needs.

Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.



Coniscliffe Rise, Coniscliffe Road, Hartlepool TS26 0BU.  
For all sales enquiries please call 07715 902826.

[wynyard-homes.co.uk](http://wynyard-homes.co.uk)

© Wynyard Homes 2022