

COPPERFIELD
Park

M I D D L E T O N T Y A S

Welcome to Copperfield Park in Middleton Tyas, where imposing properties benefit from quality traditional features including porticos and sash windows, echoing the classic familiarity and charm of the local surroundings, using many locally-sourced materials. Each home is highly specified with premium appliances and quality fittings, with no detail overlooked to ensure that every property goes above and beyond expectation. Wynyard Homes has crafted a collection of 25 homes set in over 11 acres of private parkland consisting of 3, 4, and 5 bedroom properties that will stand the test of time, carefully designed with a balance of contemporary and traditional elements to provide unrivalled comfort and luxury.





Middleton Tyas aerial view

PERFECTLY PLACED and WELL-CONNECTED

Middleton Tyas is a beautiful North Yorkshire village which enjoys a very tranquil, rural setting with an intriguing past and an active present, supported with a genuine sense of community. Only a mile or so east of the A1 at Scotch Corner, it is within easy reach of mainline rail and air links.

The quality of the environment and excellent road links makes it a popular residential village within easy reach of several large towns. Tees Valley Airport and Darlington Rail Station are a 10 minute drive, with Richmond a mere 5 minutes, Leeds and York in an hour, and Newcastle 40 minutes.

The conservation area and much of its charm is due to the unusual topography of the area. It is dominated by two inclines running North East to South West across which the village is laid out in the form of a linear street with offshoots toward its eastern boundary.

Between the inclines, the core of the village lies along the edge of a level ridge extending between The Forge and Foresters Hall and provides an attractive and interesting townscape link between the broad regular lower area to the west and the more informal setting of the School Bank to the east where the tree surrounded agricultural landscape plays a significant visual role.



Beautiful selection of stone and brick exteriors

Middleton Lodge and its beautiful gardens



A Neolithic barrow, the earliest evidence of occupation, can be found in the north of the village which is believed to date from the Bronze age.

A WEALTH OF AMENITIES

Fine dining is available at Middleton Lodge, a private Georgian estate, which is located on the village outskirts. Considered a very chic country retreat, its hotel, spa treatment rooms, and its Coach House restaurant are highly rated.

You can enjoy an intimate lunch, cosy dinner or meet friends and family at The Shoulder of Mutton - a traditional family-owned 400 year old village pub. Located in the

heart of the village, it has been listed in Britain's 100 cosiest pubs by the Mail on Sunday. Beyond the expected traditional well stocked bar, you'll find local cask ales and a great choice of wines.

The Village Shop provides a real sense of community where you can buy freshly baked bread and made-to-order sandwiches, local ham and meats, along with everyday food and household items.

The many public footpaths and bridleways enable long country walks and make the local amenities within easy reach. There is a village Memorial Hall, a well-supported Church, an excellent Primary School, and various clubs and societies for recreational pursuits.



The family-owned Shoulder of Mutton

IMPRESSIVELY APPOINTED INSIDE and OUT

Copperfield Park is the culmination of our commitment to searching for the most desirable locations and designing with passion to create homes of timeless quality and style. The distinctive agricultural buildings synonymous with the area have inspired the development's architectural treatment. Sash windows, slate roofs, and a mixture of locally-sourced stone and brick exteriors blend together beautifully, and are surrounded by picturesque English countryside.

You'll find that attention has been paid to every single detail with appliances and finishes 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 to our exacting standard.

Our dynamic approach to these designs result in a far higher specification for the customer than is found in comparable new home developments.





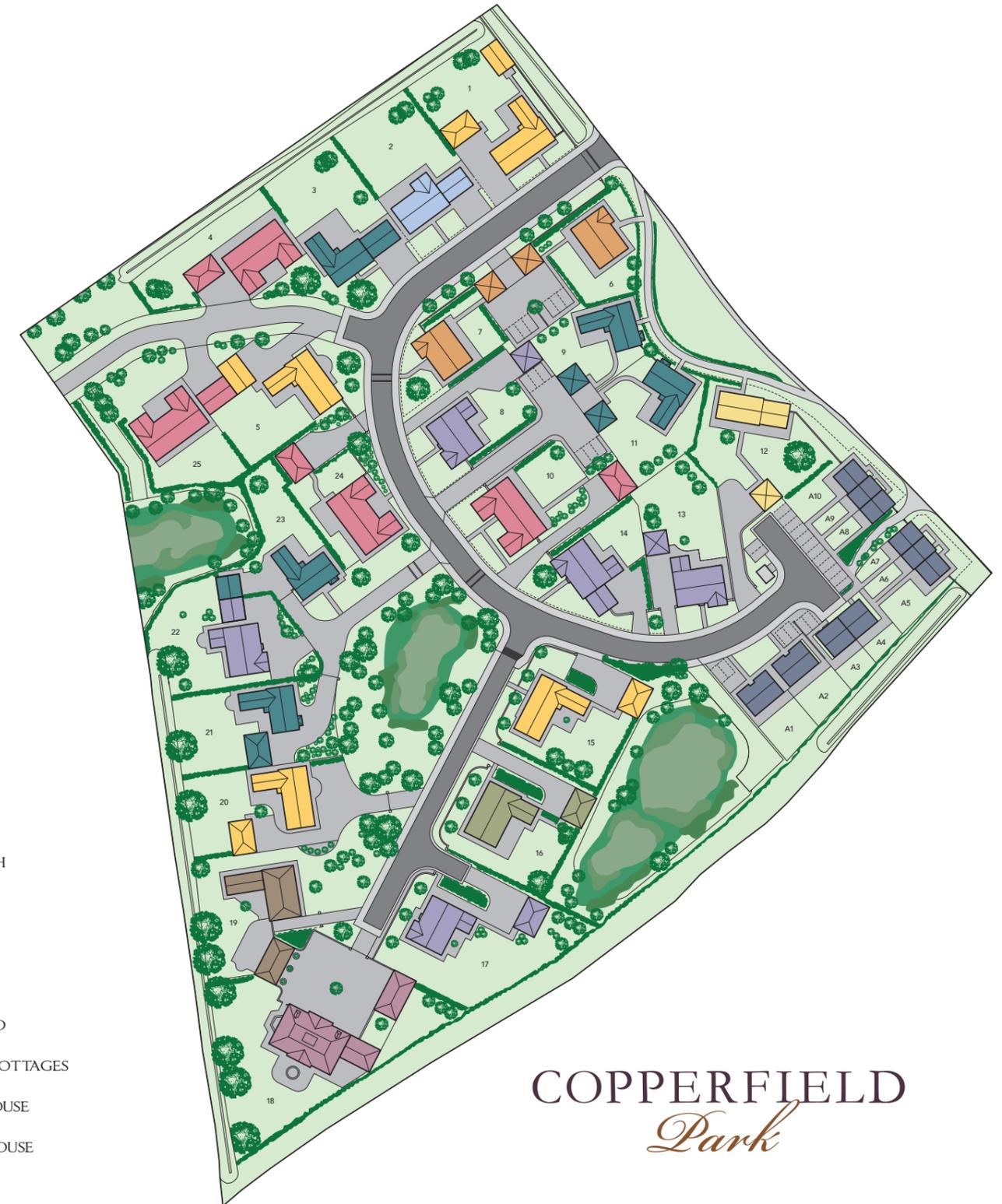
THOUGHTFULLY DESIGNED & BEAUTIFULLY LANDSCAPED

We have built a strong reputation for excellence in design and the high 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.

The interiors provide contemporary living spaces that flow effortlessly, and connect with the exterior space to the rear. Each property is ready for smart home technology and can be personalised with a range of optional specifications.

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 consistently high level of customer satisfaction.



- THE HELMSLEY
- THE HURWORTH
- THE LEYBURN
- THE MALTON
- THE MASHAM
- THE RICHMOND
- COPPERFIELD COTTAGES
- THE COACH HOUSE
- THE MANOR HOUSE

COPPERFIELD
Park



THE HELMSLEY

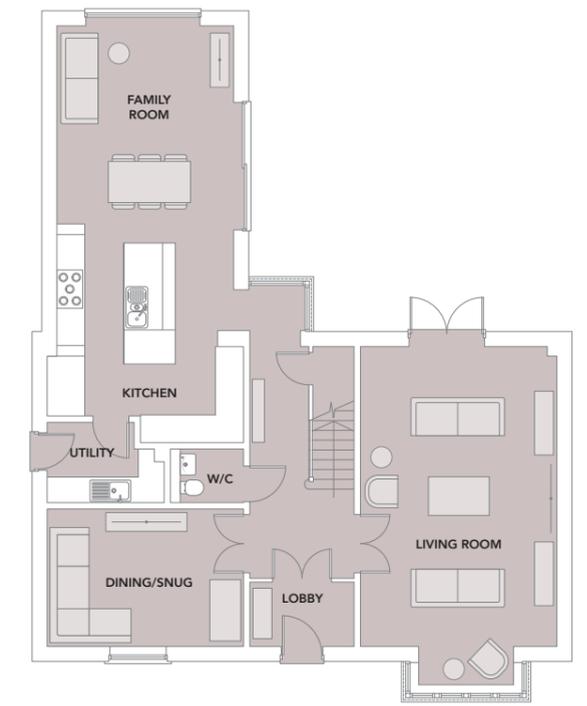
The traditional exterior of this substantial 5 bedroom detached home conceals a very generous contemporary interior providing modern living space throughout. The entrance porch leads into a beautifully appointed hall. From the hall, double doors lead into the large and well-proportioned formal lounge area and also to a formal dining room/snug.

Accessed via a glass atrium the open plan family room, the kitchen links effortlessly with lift-and-slide doors to the garden. On the first floor, the feature master bedroom has a luxury en-suite with four further spacious double bedrooms, two of which are en-suite, and a fully-fitted luxury family bathroom. Externally, the Helmsley features a detached double or triple garage with an expansive block paved drive.



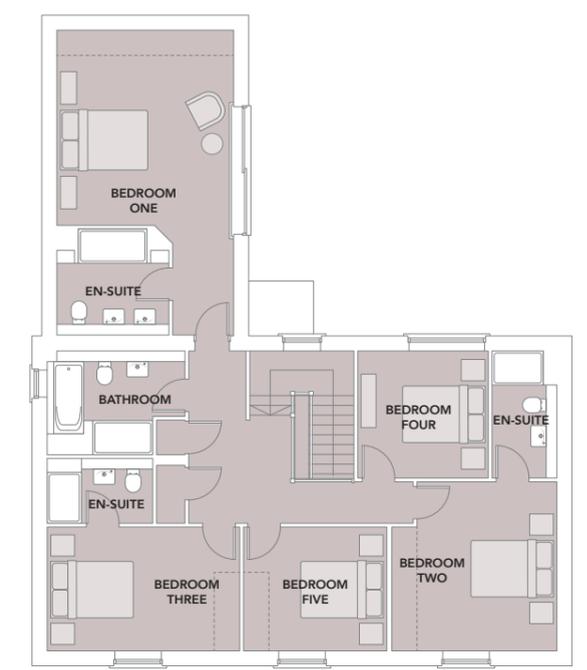
GROUND FLOOR

- Lobby**
2.48m x 1.55m
- Living Room**
4.63m x 8m
- Family Room**
4.17m x 4.86m
- Kitchen**
4.17m x 4.40m
- Utility**
2.78m x 1.94m
- W.C.**
1.75m x 1.31m
- Snug/Dining Room**
4.63m x 3.28m
- Glass Porch**
1.23m x 1.33m



FIRST FLOOR

- Bedroom One**
4.17m x 7.21m
- En-Suite One**
2.52m x 2.65m
- Bedroom Two**
3.90m x 4.01m
- En-Suite Two**
3.03m x 1.55m
- Bedroom Three**
4.53m x 2.95m
- En-Suite Three**
1.55m x 2.50m
- Bedroom Four**
3.03m x 3.01m
- Bedroom Five**
3.38m x 2.95m
- Bathroom**
3.25m x 2.48m



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.



THE MALTON

This beautiful 4 bedroom detached home benefits from a detached double or triple garage and block-paved drive. This property's defining feature is complete open-plan living across the rear of the property including a stunning sun room.

Modern living is well served by a fully-fitted luxury kitchen, dining, and family area. Lift-and-slide doors create a seamless link between the garden area and its generous interior accommodation. The remainder of the ground floor comprises a formal lounge, snug and washroom - all leading off the spacious hall.

The first floor has four 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 luxurious finishes. The master bedroom benefits from a large dressing room.

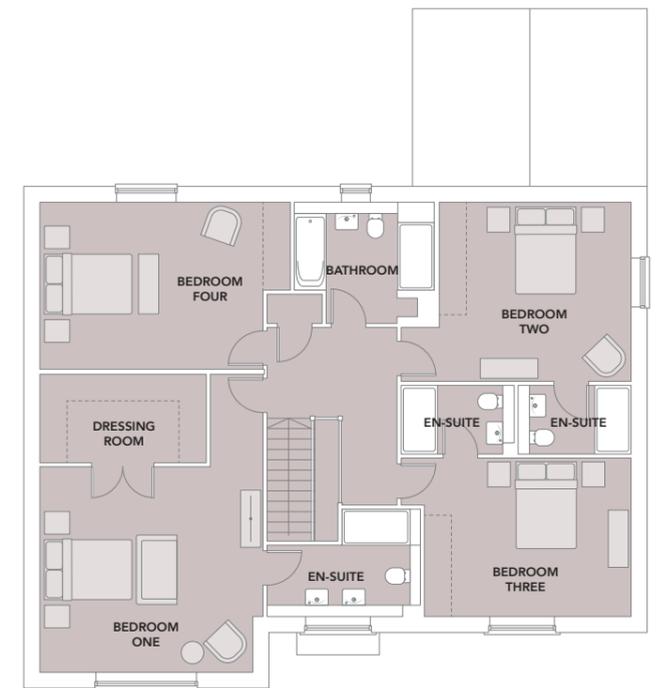
GROUND FLOOR

- Hall**
4.7m x 2.8m
- Living Room**
4.9m x 4.7m
- Family Room**
7.7m x 4.5m
- Kitchen**
5.4m x 4.2m
- Utility**
3.3m x 1.8m
- W.C.**
1.8m x 1.7m
- Snug/
Dining Room**
5.1m x 3.1m
- Garden Room**
4.5m x 3.9m



FIRST FLOOR

- Bedroom One**
6.7m x 5.0m
- En-Suite One**
3.4m x 2.4m
- Dressing Room**
3.7m x 2.0m
- Bedroom Two**
5.1m x 4.0m
- En-Suite Two**
2.5m x 1.6m
- Bedroom Three**
5.1m x 3.6m
- En-Suite Three**
2.5m x 1.6m
- Bedroom Four**
5.6m x 3.7m
- Bathroom**
3.1m x 2.7m



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THE MASHAM

An imposing double-fronted 5 bedroom detached property with detached triple garage, the entrance hall is designed to impress with double height windows allowing natural light to flood in. The ground floor comprises of three reception rooms to create flexible family living as well as a large kitchen with feature island.

Lift-and-slide doors to the rear family room beautifully blend indoor and outdoor living. The first floor comprises five generous bedrooms - three of which are en-suite, along with a separate fully-fitted family bathroom, all with luxurious finishes. The largest bedroom benefits from a dressing room, leading to its en suite with a free-standing bath and double sinks to create a true master suite.

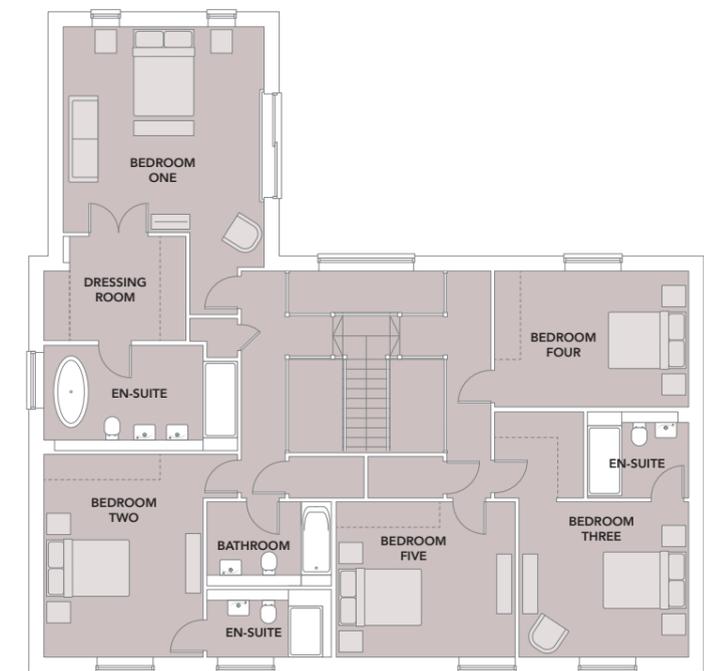
GROUND FLOOR

- Hall**
9.1m x 3.7m
- Living Room**
5.6m x 4.8m
- Dining Room**
4.4m x 5.6m
- Family Room**
5.6m x 4.2m
- Kitchen**
7.4m x 5.7m
- Utility**
2.9m x 2.2m
- W.C.**
2.0m x 1.8m



FIRST FLOOR

- Bedroom One**
6.5m x 4.7m
- En-Suite One**
4.6m x 2.5m
- Dressing Room One**
3.3m x 2.5m
- Bedroom Two**
4.8m x 4.6m
- En-Suite Two**
2.9m x 1.6m
- Bedroom Three**
4.0m x 3.7m
- En-Suite Three**
2.4m x 2.1m
- Dressing Room Two**
2.2m x 2.1m
- Bedroom Four**
4.6m x 3.2m
- Bedroom Five**
4.2m x 3.7m
- Bathroom**
2.9m x 2.0m



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THE LEYBURN

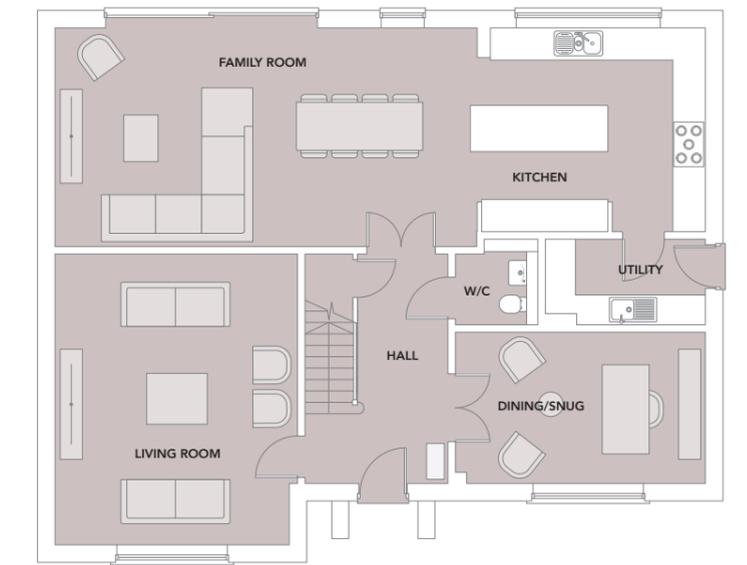
This Traditional 4 bedroom detached home provides exceptional family accommodation, with a separate triple garage. The formal lounge and separate dining room are accessed from a generous hall which also leads into the open-plan family living area located to the rear of the property.

The fully-fitted kitchen and family space seamlessly link to the patio and garden spaces, accessed by expansive lift-and-slide doors. On the first floor, the feature master bedroom has a bespoke dressing wardrobe area and luxury en-suite with three further spacious double bedrooms, two of which are en-suite, and a fully-fitted luxury family bathroom. Double-sized shower trays with quality tiling throughout, provide the en-suite facilities with a luxurious finish.



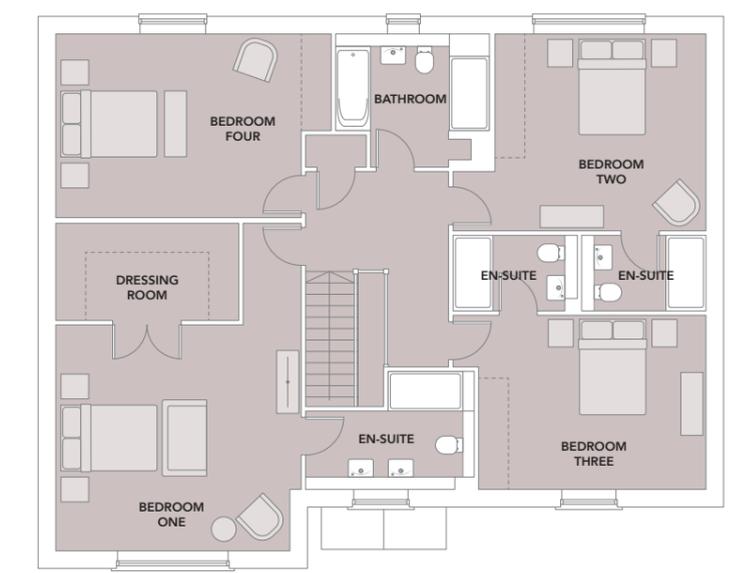
GROUND FLOOR

- Hall**
4.7m x 2.8m
- Living Room**
4.9m x 4.7m
- Family Room**
7.7m x 4.5m
- Kitchen**
5.4m x 4.2m
- Utility**
3.3m x 1.8m
- W.C.**
1.8m x 1.7m
- Snug/
Dining Room**
5.1m x 3.1m



FIRST FLOOR

- | | | |
|-------------------------------------|-------------------------------------|--------------------------------------|
| Bedroom One
6.7m x 5.0m | Bedroom Two
5.1m x 4.0m | En-Suite Three
2.5m x 1.6m |
| En-Suite One
3.4m x 2.4m | En-Suite Two
2.5m x 1.6m | Bedroom Four
5.6m x 3.7m |
| Dressing Room
3.7m x 2.0m | Bedroom Three
5.1m x 3.6m | Bathroom
3.1m x 2.7m |



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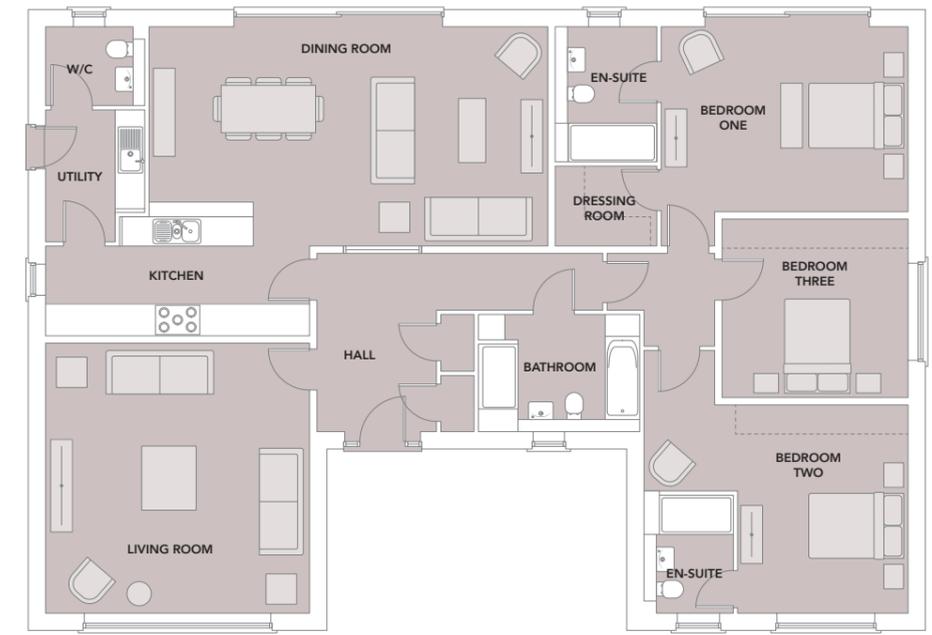


This imposing contemporary designed 3 bedroom detached bungalow benefits from a separate triple garage and spacious block-paved drive. Large windows and lift-and-slide doors to the rear flood the property with natural light, creating a seamless link between the garden area and its generous interior space.

The accommodation comprises a formal lounge, three bedrooms, bathroom and expansive kitchen dining area to the rear - all leading off the spacious hall. Two bedrooms benefit from a luxury en-suite with double shower tray, along with a separate premium specification fully-fitted family bathroom, where luxurious finishes are seen throughout.

GROUND FLOOR

Living Room 5.58m x 5.41m	Utility 2.80m x 2.05m	Bedroom One 4.54m x 5.0m	Bedroom Two 5.41m x 5.41m
Kitchen 5.41m x 2.40m	W.C. 2.05m x 1.65m	En-Suite One 2.80m x 2.10m	En-Suite Two 2.45m x 1.85m
Dining Room 8.13m x 4.54m	Bathroom 3.30m x 2.44m	Dressing Room 2.10m x 1.67m	Bedroom Three 3.83m x 3.70m



THE RICHMOND



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THE HURWORTH

A warm, welcoming appearance is achieved with the soft neutral colours of the external materials in this 5 bedroom detached home with separate triple garage. The internal entrance porch leads into a spacious hall. Double doors off the hall lead to a snug/dining room and an impressive living space which has been built and prepared for the optional installation of a central log burning stove.

Accessed via a glass atrium, the open-plan family room and kitchen links seamlessly with lift-and- slide doors to a well proportioned garden. The first floor is served by a generous landing. The master bedroom features a luxury appointed en-suite, with four further spacious double bedrooms, two with en-suite, along with a fully-fitted family bathroom complete with bath and separate double shower.

GROUND FLOOR

- Lobby**
2.5m x 1.6m
- Living Room**
7.0m x 8.8m
- Family Room**
4.2m x 4.9m
- Kitchen**
4.2m x 4.9m

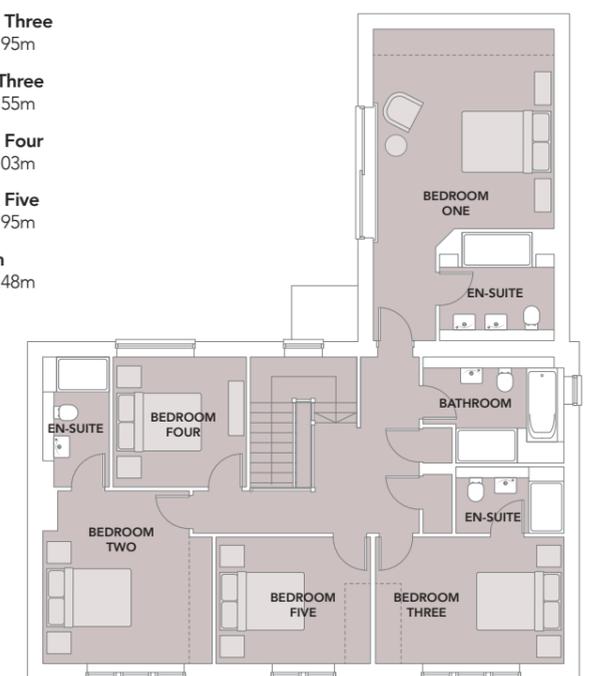
- Utility**
2.8m x 1.9m
- W.C.**
1.8m x 1.3m
- Snug/
Dining Room**
4.6m x 3.3m
- Glass Porch**
1.2m x 1.3m



FIRST FLOOR

- Bedroom One**
4.17m x 7.21m
- En-Suite One**
2.65m x 2.52m
- Bedroom Two**
4.01m x 3.90m
- En-Suite Two**
3.03m x 1.55m

- Bedroom Three**
4.35m x 2.95m
- En-Suite Three**
2.50m x 1.55m
- Bedroom Four**
3.07m x 3.03m
- Bedroom Five**
3.56m x 2.95m
- Bathroom**
3.25m x 2.48m



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