



Stable House

Ryton Village

This stunning Grade 2 Listed barn conversion boasts an incredibly sought after location within the heart of Ryton Village and is available with no onward chain. The property is immaculately presented throughout by the current owners, offering spacious rooms and flexible living space. The property offers a welcoming hallway which gives access to both wings of the property. To the right is the main living space with semi open plan, kitchen, dining room and living area. There are exposed beams and stonework and Inglenook fireplace with log burner. There are five bedrooms to the left of the property, the Master with an En-suite shower room and an envious first floor bedroom with exposed ceiling beams and skylights. There is a super stylish family bathroom with free standing bath. There is a separate shower room and an office. Externally there is a large garden, with an attractive seating and BBQ area. There is parking for up to four vehicles and a garage with electric. This property simply must be viewed to appreciate the fantastic style of living that this home offers. Call us to arrange a viewing and avoid disappointment.

Offers Over : £600,000

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The accommodation:

Entrance:

Hardwood door into porch, solid wood flooring, radiator and door to;

Hallway:

Providing access to living space and bedrooms, three skylights and vaulted ceilings, solid wood flooring, exposed beams and stonework and radiator.

Kitchen: 17'2" 5.23m x 10'0" 3.05m

Double glazed window, stable door to the courtyard, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl stainless steel sink unit with drainer, integrated oven, grill and gas hob, plumbed for washing machine, tiled floor, beams and exposed stonework, skylight and semi open plan to;

Dining Room: 17'3" 5.26m x 11'11" 3.63m

Two double glazed windows, skylight, exposed stonework and beams, solid wood flooring, semi open plan to;

Lounge: 17'11" 5.46m x 16'3" 4.95m into alcove

French doors, skylight, log burner, exposed stonework and beams, two radiators.

Utility Room:

Double glazed window, fitted with a range of tall wall and base units with solid wood surfaces above incorporating Belfast sink unit and radiator.

Bedroom One: 14'9" 4.50m x 12'6" 3.81m

Double glazed window, fitted storage, exposed beams and stonework, solid wood flooring and radiator.



En Suite:

Skylight, shower cubicle, with Burlington shower, low level wc, Burlington basin, part tiled and heated towel rail.

Bedroom Two: 13'8" 4.17m x 8'2" 2.48m

Double glazed window, exposed beams and stonework and radiator.

Bedroom Three: 14'7" 4.45m x 10'6" 3.20m

Two double glazed windows and radiator.

Bathroom:

Free standing roll top bath, low level wc, Burlington wash basin, low level wc, part tiled walls, exposed stonework, wood panelling, heated towel rail and utility cupboard with plumbing for washing machine.

Dressing Room:

Double glazed window, fitted wardrobes and radiator.

First Floor Landing:

Skylight and storage.

Bedroom Four: 23'8" 7.21m x 14'3" 4.34m

Three skylights, two double glazed windows, storage, partitioned area and two radiators.

Office: 8'10" 2.69m x 8'4" 2.54m

Shower Room:

Recently updated. Shower, low level wc, vanity wash hand basin and heated towel rail.

Externally:

There is a south facing garden with patio area and pergola, a courtyard, a large shed and a detached garage.

PRIMARY SERVICES SUPPLY

- Electricity: MAINS
- Water: MAINS
- Sewerage: MAINS
- Heating: MAINS
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: NO
- Parking: DRIVEWAY AND GARAGE

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

Council Tax Band: G
EPC Rating: C

RY00005902/V5/EW/19.11.2024/V.2.





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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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