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Brumby, Barmoor Lane
Ryton



SANDERSON YOUNG
estate agents &
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Price Guide: £365,000



Brumby, Barmoor Lane, Ryton Tyne & Wear NE40 3AA

SITUATION AND DESCRIPTION

A unique and individually designed five bedroom detached house, located toward to the top of Barmoor Lane in Ryton, and benefiting from a substantial gated driveway, large garage/workshop and lovely landscaped and mature gardens. The excellent family home, occupied by only one family since being built in 1952, has generous accommodation over three floors, with a versatile second floor that incorporates a bedroom with an en-suite shower/wc, TV room/snug and study – ideal as a teenage pad.

The accommodation briefly comprises: vestibule, hallway, sitting room, dining room, conservatory, family room, 21ft family kitchen/breakfast room, utility area/cloakroom/wc master bedroom, en-suite shower/wc, two further double bedrooms, single bedroom, bathroom and separate wc, second floor – bedroom with en-suite shower/wc, TV room, study, large garage with workshop and inspection pit, driveway for 4/5 cars and attractive rear garden.

The property benefits from double glazing, gas central heating and cavity wall insulation.

A viewing is recommended to appreciate the space and versatility this family home offers.

The property comprises:

ENTRANCE VESTIBULE

With a tiled floor, radiator, double timber doors to the front with two windows to the side and a glazed door leading to the reception hallway and a door leading to the family room.

RECEPTION HALLWAY

The hallway has a traditional staircase to the first floor, under stairs cloaks area, radiator and doors leading to the sitting room, dining room and kitchen/breakfast room.

SITTING ROOM

16'1 x 21'1 (4.90m x 6.43m) maximum into alcoves
A good sized principal reception room, with two windows to the side elevation and French doors opening to the conservatory. The sitting room has a gas living flame fire with decorative surround, a radiator and TV point.

CONSERVATORY

14'9 x 9'3 (4.50m x 2.82m) maximum
The conservatory has timber windows and sliding patio doors leading to the rear garden and terrace.

DINING ROOM

11'9 x 11'8 (3.58m x 3.56m) maximum into alcoves
The dining room has two windows to the front elevation and an additional window to the side. There is a gas fire to the wall and a radiator.

KITCHEN/BREAKFAST ROOM

21'2 x 15'4 (6.45m x 4.67m)
A superb family kitchen/breakfast room fitted with an extensive range of wood wall and base cabinets with a sink and double drainer, space for a free standing fridge/freezer and a range style cooker. Within the kitchen/breakfast room there is a pulley/airer to the ceiling, plate rack, an excellent built-in walk-in pantry cupboard with shelving, loft access, radiator and three windows to the rear overlooking the rear garden.
A door leads from the kitchen/breakfast room to the family room and utility area.

FAMILY ROOM

11'8 x 14'4 (3.56m x 4.37m)
A versatile reception room with two windows to the front elevation and a radiator.

UTILITY AREA/WC

The utility area incorporates a separate wc with close coupled wc and wall mounted basin, with a large storage cupboard with plumbing for a washing machine.

A door gives access to a covered store area which gives access to the rear garden and to the attached garage.

Returning to the hallway, the staircase leads to a half landing where there is a feature arch window to the front elevation.

FIRST FLOOR LANDING

With the continuation of the stairs leading to the second floor, a built-in storage cupboard and a radiator.

BEDROOM ONE

11'2 x 11'8 (3.40m x 3.56m) maximum inclusive of wardrobes
A double bedroom with a window to the front elevation, fitted wardrobes with shelving and hanging, a dressing table, drawers and built-in bookshelves. There is also overhead storage and a radiator.

A door leads from the bedroom to the en-suite shower room.

EN-SUITE SHOWER

The en-suite shower has a close coupled wc, wash hand pedestal basin, double length shower cubicle with electric shower, window to the side and a radiator.



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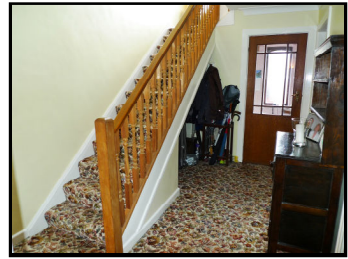
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BEDROOM TWO

15'9 x 11'7 (4.80m x 3.53m)

A large double bedroom with windows to both the rear and side elevations, built-in wardrobes and a dressing table, and two radiators.

BEDROOM THREE

11'8 x 11'9 (3.56m x 3.58m)

This double bedroom has windows to the front and side elevations, built-in wardrobes, a dressing table and a radiator.

BEDROOM FOUR

11'6 x 8'5 (3.51m x 2.57m)

A single bedroom with a window to the rear, built-in wardrobes with a dressing table and a radiator.



BATHROOM

8'5 x 6'7 (2.56m x 2.00m)

The bathroom has a white bath with mains shower over, wash hand pedestal basin, radiator, window to the side, and a built-in storage cupboard.



SEPARATE WC

With a close coupled wc, window to the side and a radiator.

The staircase leads to the second floor landing where there is a double glazed uPVC window to the front and doors leading to bedroom five, study and TV room.

BEDROOM FIVE

14'1 x 6'2 (4.29m x 1.88m) minimum

This bedroom, currently used as a study, has two Velux windows to the roof, eaves storage, a radiator and a door to the en-suite shower.

EN-SUITE SHOWER

With a corner shower cubicle with electric shower, close coupled wc, ladder radiator and a small wash hand basin.

STUDY

11'3 x 7'4 (3.42m x 2.23m)

A versatile room with a Velux window to the roof and a radiator.

TV ROOM

9' x 7'7 (2.74m x 2.31m)

A TV room/snug, with a Velux window to the front, and a radiator.

GARAGE/WORKSHOP

37'1 x 12'6 (11.30m x 3.81m) narrowing to 8'8 (2.64) in the workshop

A triple length garage, incorporating a workshop area, timber doors to the front, power, lighting, an inspection pit and a door to the rear garden.

EXTERNALLY

To the front of the property there are double timber gates giving access to a paved driveway providing parking for 5/6 cars. This in turn gives gate access to the large attached garage.

The rear garden is predominantly lawned with a paved terrace seating area leading from the conservatory, with mature hedging to the boundaries and mature planted borders and shrubs.

SERVICES

The property has mains gas, electric, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: D



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