



rare! From Sanderson Young



Fellows House
Elvaston Road, Ryton Village



Fellows House, Elvaston Road, Ryton Village NE40 3QH

Guide Price £675,000

Fellows House was originally built in 1901 and occupies a fabulous position in Old Ryton Village, set back from Elvaston Road and with a particularly pleasant woodland backdrop. This unique and very special family home has a great deal of character and style, and was built as a local coaching inn known as 'The Jolly Fellows', standing on the former site of 'Three Jolly Lads' which was demolished in the late 1890s; the property traded as 'The Jolly Fellows' until 2009/2010 when it closed down. Fellows House is built in a traditional Tudor style with fabulous wooden lattice woodwork and a double bay elevation on its principal southern fascia which gives a great deal of natural light. The current owners purchased the property more recently and have extensively renovated it to create a magnificent seven bedroom family home with high ceilings, welcoming large receptions rooms and lovely entertainment areas; it has been refurbished to a high specification throughout with new wiring, plumbing, double glazed windows, three separate gas central heating boilers, oak internal doors and quality kitchen and bathrooms. To one side of the house a fabulous large garage and workshop has been created (28' x 12') as well as a hardstanding area providing parking for three or four cars and a terrace which extends to the rear to provide a beautiful patio and alfresco dining area; beneath this terrace is a large cellar/basement offering great development potential to create further living/reception space. To the opposite side of Fellows House a building plot of 0.25 acres has been created with the potential to build one luxury dwelling; this plot is to be sold separately and divided from the main house. Ryton is a very popular village within South Tyneside good local amenities and easy accessibility into the Tyne Valley, Team Valley and Metro Centre, as well as Newcastle and Tyneside.

Vestibule | Magnificent sitting room through to dining room, with high ceilings, large bay window and French doors to garden | Contemporary fitted kitchen with four oven gas fired AGA, integrated appliances, granite worktops, Franke sink and Karndean flooring | Generous fitted utility room

Cloakroom/wc | Office/second reception room | Versatile gym area with private access to front and side | Boiler room | Large cellar (34' x 26')

Further lower ground floor store/development opportunity | First floor | Formal dining room/bedroom seven | Fabulous 21ft master bedroom, part of the former function room, with fitted wardrobes | Dressing room with fitted wardrobes | En suite bathroom with sunken spa bath and separate shower

Bedroom two with fitted wardrobes and views to woodland | Study | Family bathroom with spa bath and large walk in shower with rainfall head

Second floor landing - excellent natural light from six Velux windows | Four generous double bedrooms | Shower room/wc | 28ft attached garage and driveway area for four cars | Landscaped garden/terrace with glass balcony overlooking the lower garden and mature woodland, original iron railings

with 'Jolly Fellows', gated entrance to each side | NO UPWARD CHAIN | Services: Mains gas, electricity, water and drainage | Tenure: Freehold |

Council Tax Band: G | Energy Performance Certificate: C

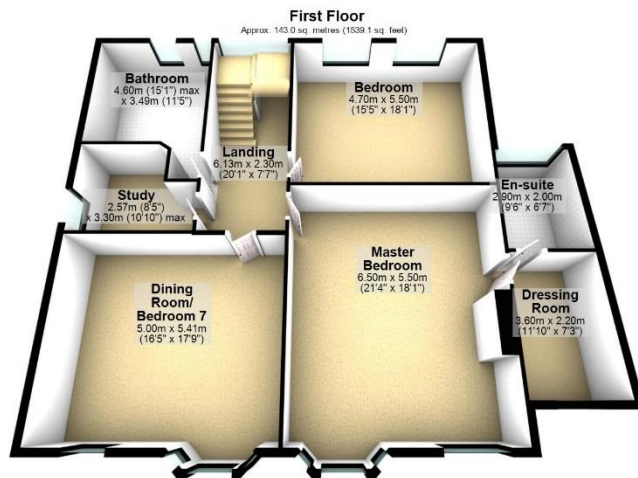
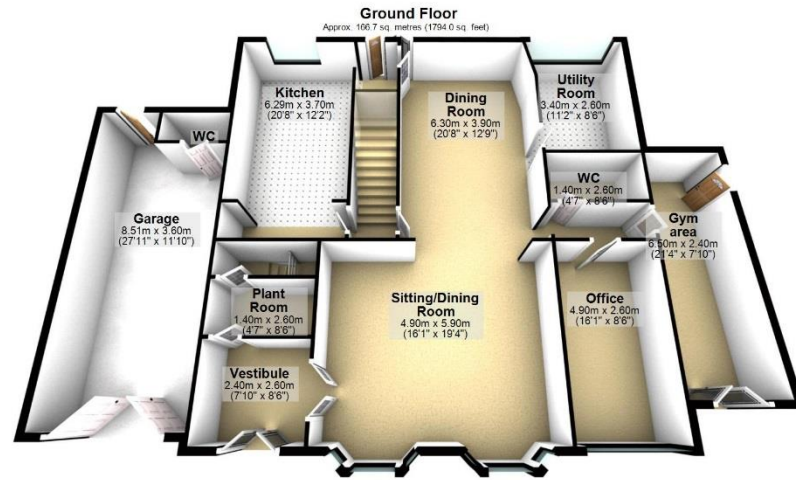
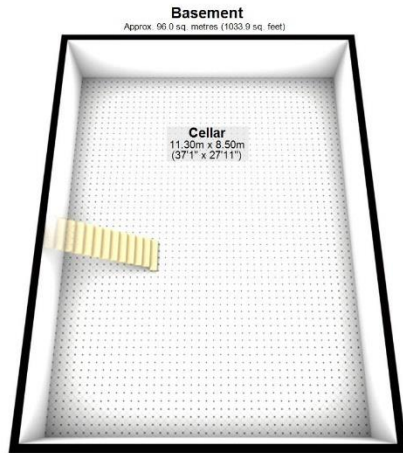
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Total area: approx. 535.2 sq. metres (5761.2 sq. feet)
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