



Barry House

Old Crow Hall Lane, Cramlington





Barry House

Old Crow Hall Lane, Cramlington, NE23 1BN

An impressive and substantially extended, five bedroom luxury home, located in an approx. 0.28 acre garden site, with a gated in out driveway, triple garage (in part currently a gym/leisure suite) and large versatile detached garden room/studio.

Barry House is a stunning family home with well proportioned and fully refurbished accommodation set over three floors - the period house has substantially increased in size, with the addition of a fabulous contemporary ground floor extension, creating a magnificent open plan living room and kitchen, with excellent natural light from the full height patio doors, glass atrium roof and glazing overlooking the garden.

Design features include; wet underfloor heating to the ground floor, air conditioning within the sitting room and gym area, LED lighting and state of the art electric and heating system.

Price Guide:

Offers in Excess of £995,000

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Ground floor - Entrance vestibule | Reception hallway with a beautiful balustrade staircase to the first floor, ceiling coving and attractive wood panelling | Cloakroom/wc | Versatile home office positioned to the front with feature fireplace | Stylish sitting room with dual aspect window and a vast iron wood burning stove | Fabulous cinema room with a high quality seating, projector and screen (available by separate negotiation) | Leisure suite (in former double garage) - Gym, sauna, jacuzzi and shower |

Magnificent L-shaped family living/kitchen area with four full height patio doors opening to the terrace and garden and a large glass atrium roof | Luxury kitchen fitted with a range of quality cabinets with silestone and granite worktops, superb larder cupboard, a four oven black AGA, large central island/breakfast bar and integrated appliances which include; electric oven & hob, wine fridge, American style fridge freezer and a microwave | Butlers pantry/utility room with Belfast style sink and plumbing for washing machine.

First floor - First floor landing with a continuation of the stairs to the second floor | Master bedroom with bay window to the front and space for freestanding bedroom furniture | Impressive ensuite bathroom with slipper bath, walk in shower and twin wash hand basins | Two further double bedrooms, one with built in wardrobes | Family bathroom with double ended bath, walk in shower, and traditional heated towel rail.



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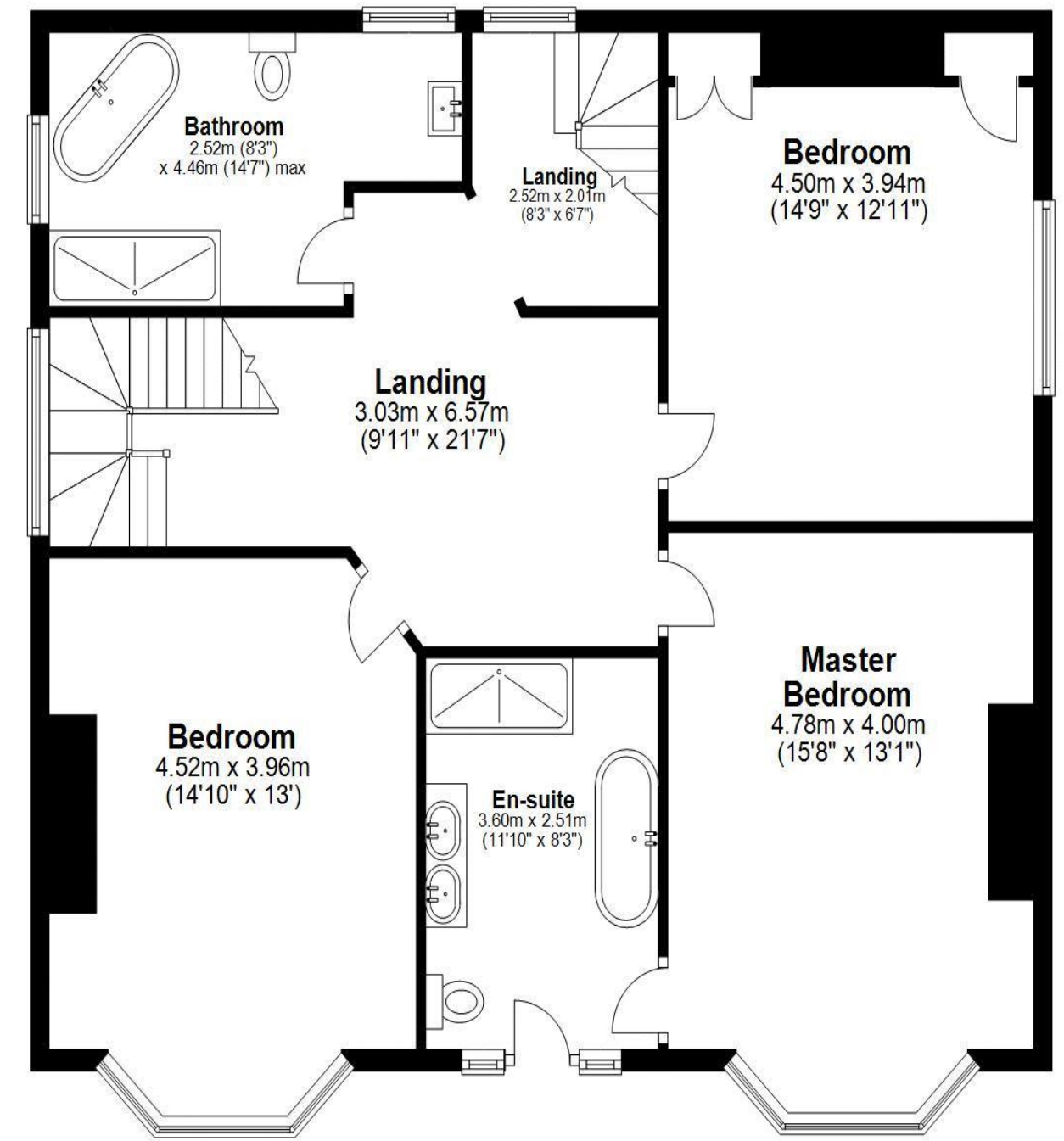






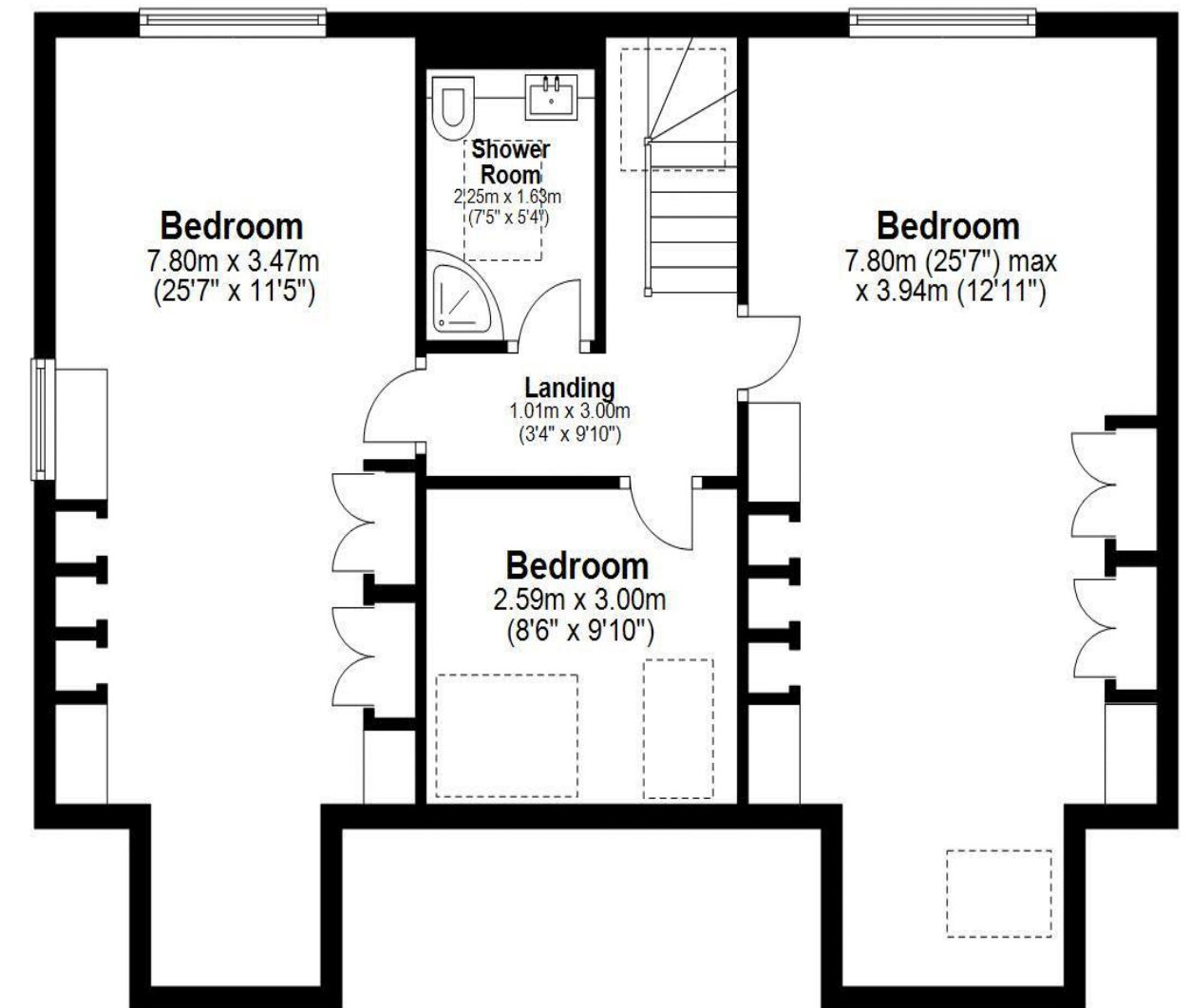
Ground Floor

Approx. 294.9 sq. metres (3174.5 sq. feet)



Second Floor

Approx. 72.5 sq. metres (780.4 sq. feet)

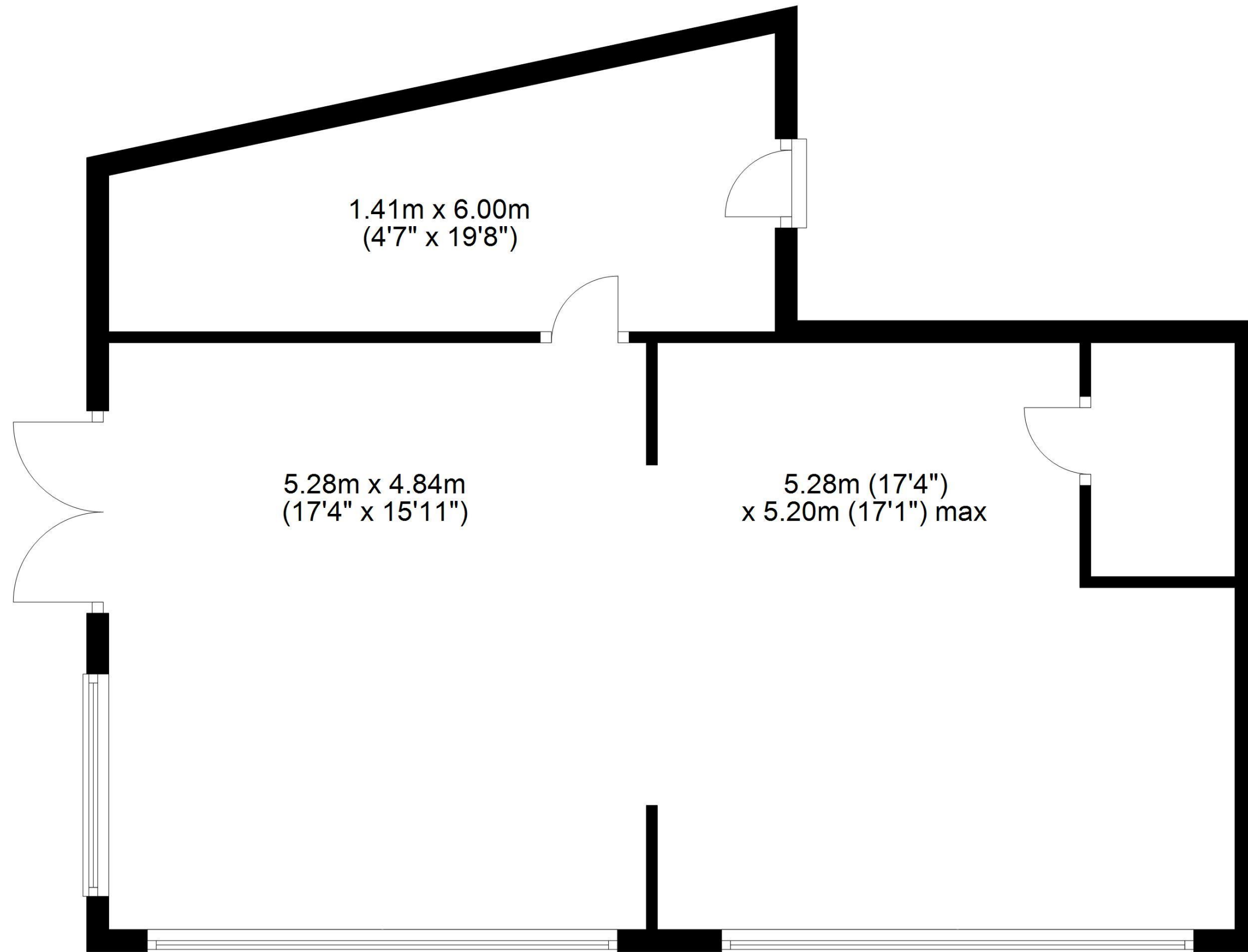


Total area: approx. 467.8 sq. metres (5035.7 sq. feet)

Barry House, Cramlington

Games Room

Approx. 66.4 sq. metres (714.9 sq. feet)



Total area: approx. 66.4 sq. metres (714.9 sq. feet)

Barry House (Games Room), Cramlington



Second floor - Two large double bedrooms, both with bespoke fitted wardrobes and storage and walk in dormer windows | Smaller bedroom six | Second floor shower/wc.

Externally - To the front of the house is an in out gated driveway, with parking for a number of cars. The integral double garage has been in part converted into a gym, leaving a single garage. The large rear garden is lawned with a large detached games room/store, ideal as a home office/studio, games room or bedroom annex. The driveway to the side of the property is owned by Barry House, with access allowed for the two properties at the rear.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band F | Energy Performance Certificate: Rating C



The Berkeley Tavern



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