



**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.

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### Price Guide:

Offers in Excess of £895,000

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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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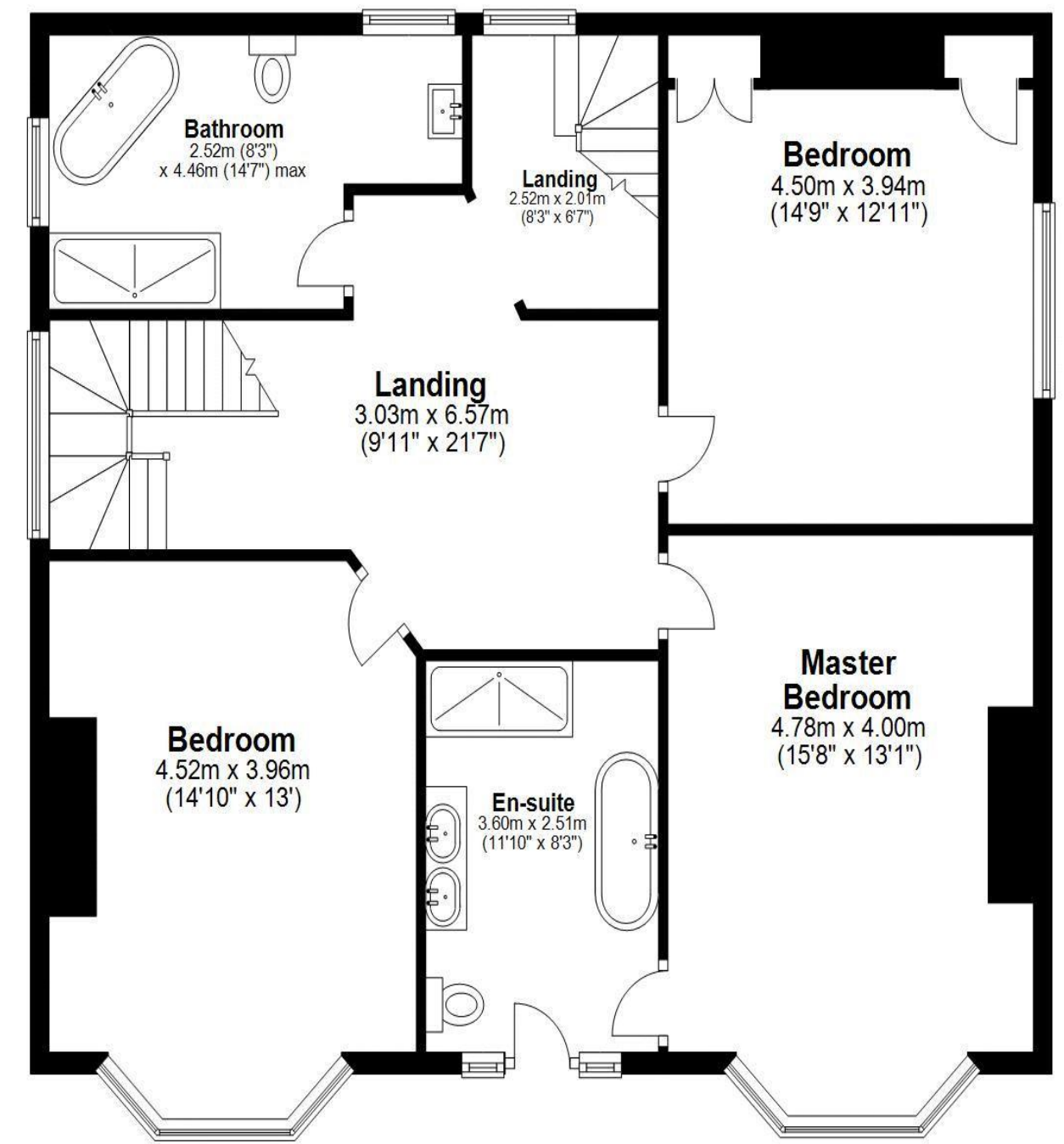
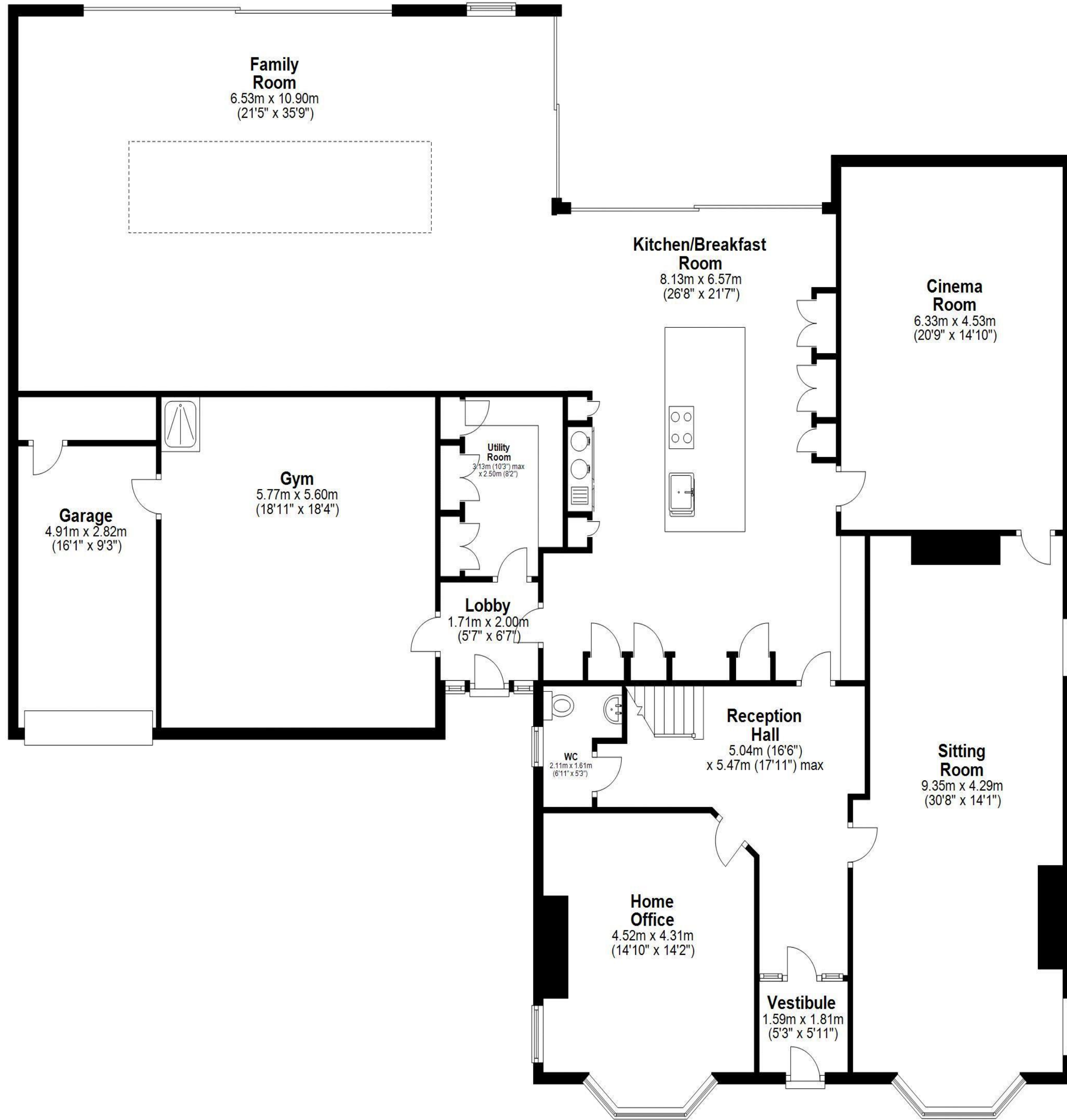






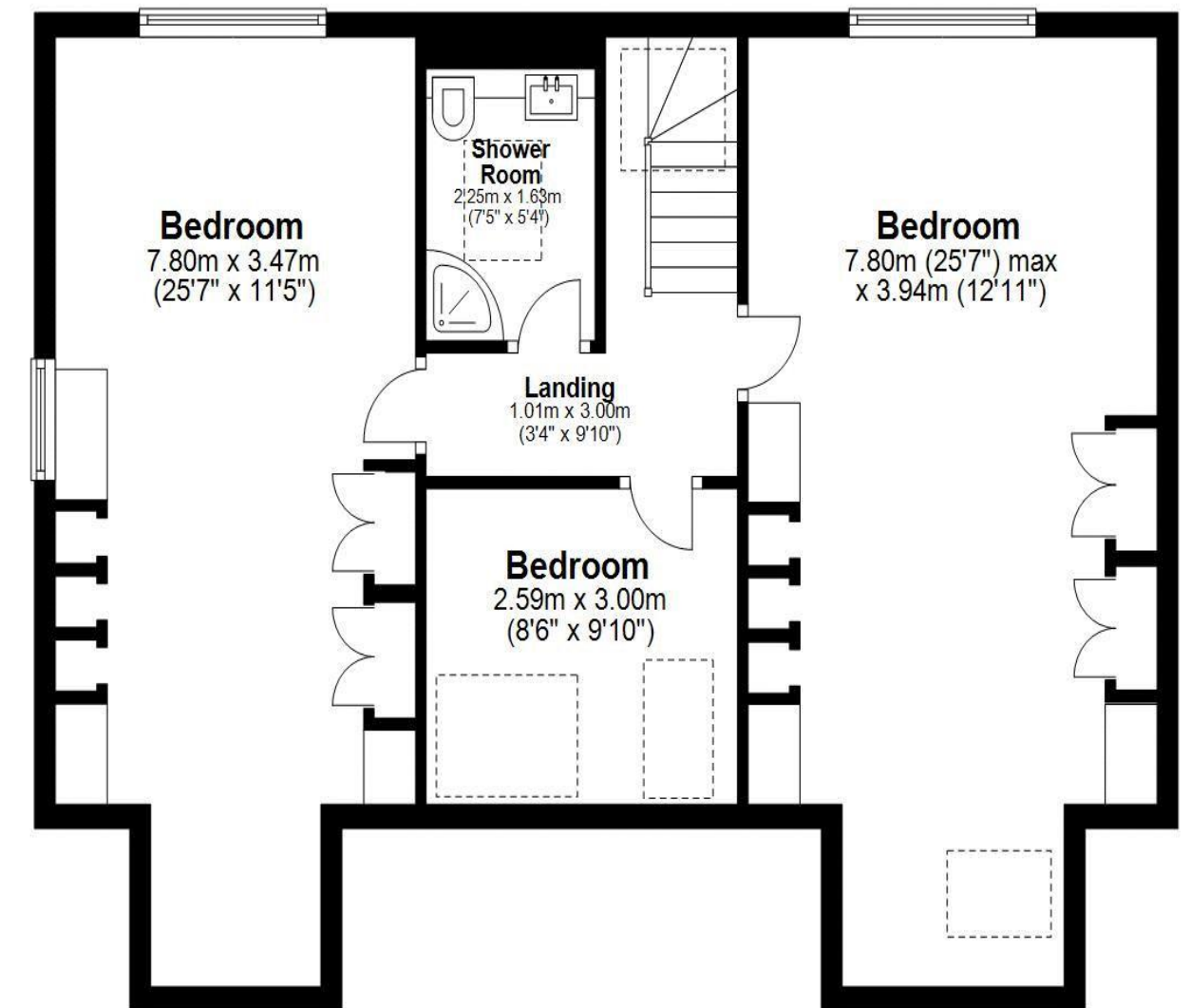
### Ground Floor

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



### Second Floor

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

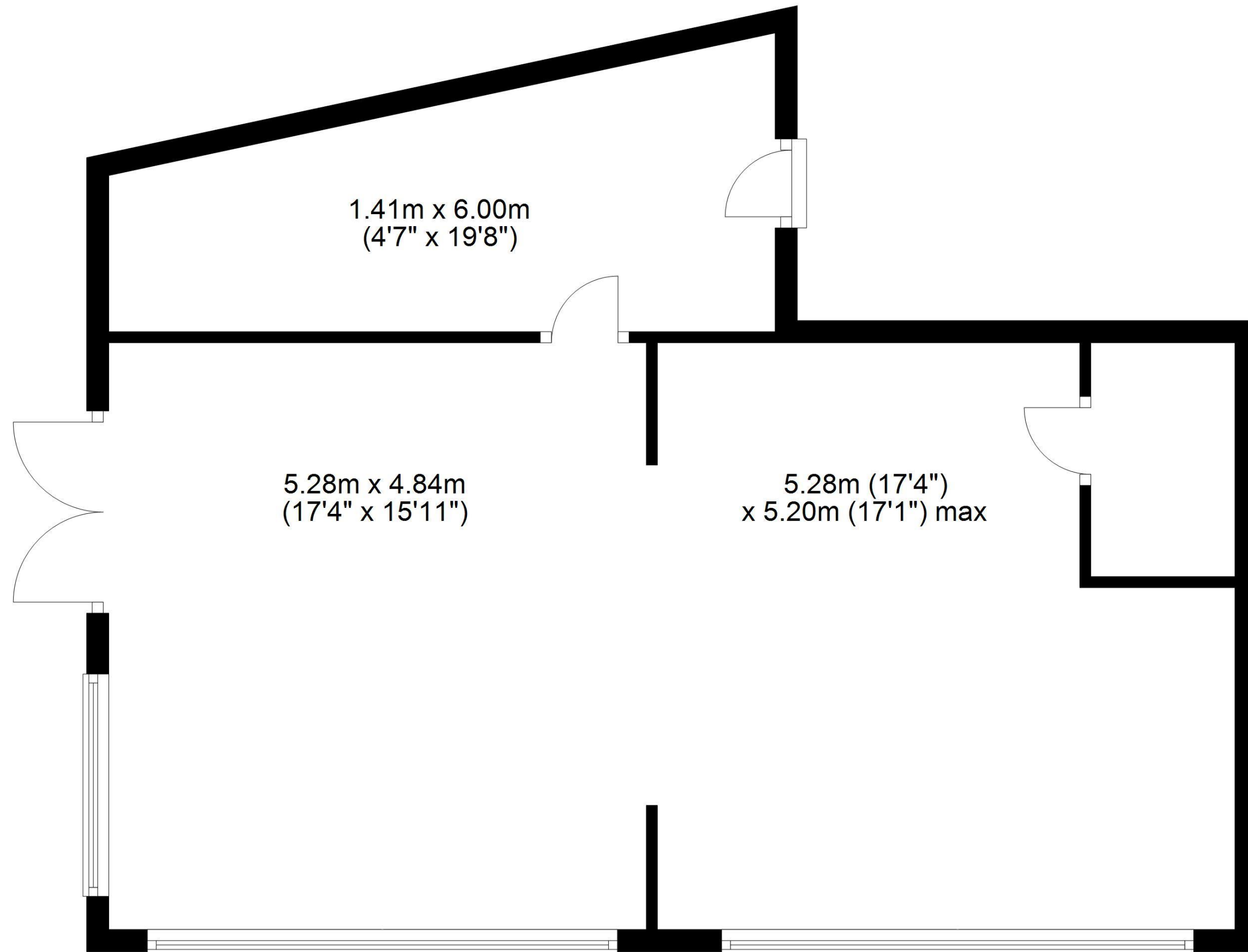


Total area: approx. 467.8 sq. metres (5035.7 sq. feet)

**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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