



Orchard Cottage

Barmoor Lane, Ryton



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Situated in the very popular and extremely well sought after Old Ryton Village, is this magnificent stone built detached, two storey cottage. The property, believed to have been constructed originally in the 1870s, was bought by the current owners in 1996 and since that time has been well improved, cared for and altered, to create a lovely family home.

The property was understood to have originally been a village shop and has a very quaint and attractive stone frontage looking onto the local access road, where there is good street parking, as well as a wrought iron double gates leading to a private onsite car parking area.

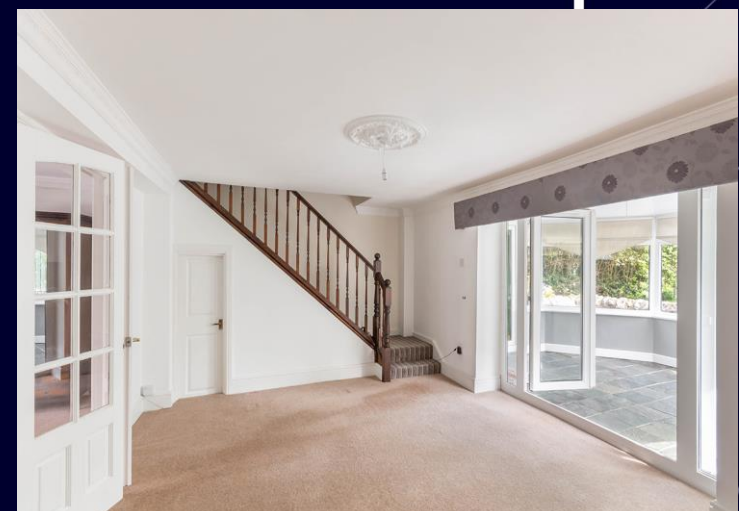
One of the most attractive features of this beautiful cottage is the large south facing garden, including a patio terrace and beautiful family lawned garden area, which leads down to the southern boundary with a significant timber constructed studio and workshop that is ideal for those working from home, as well as a perfect playroom for children.

The cottage gardens are very well suited for families, and the garden enjoys a great deal of afternoon and evening sunshine.

The house itself has the benefit of a gas central heating system with a boiler installed in the last 10 years, as well as the kitchen having been refurbished twice since the owners purchased the house in 1996. The house also benefits from replacement double glazed timber windows which are attractive and have great appeal, especially to the front where they marry into the pointed stonework and fascia.

The entrance reception hall leads off the family kitchen/breakfast room, which has a free-standing electric cooking range, which may be available by separate negotiation, as well as a number of useful storage cupboards and built in appliances. The access from the side of the kitchen leads into the rear car port and store area.





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The opposite side of the entrance hall leads into a lovely quaint sitting room with coal burning effect gas fire and attractive recesses, as well as two windows looking onto the approach to the house. The sitting room then leads onto the centre of the house, where there is a dining room which has a useful understairs cupboard and staircase leading up to the first floor above. Connecting off from the dining to an extension to the rear is a fabulous conservatory and orangery built in more recent years, which is double glazed and overlooks the south facing gardens with double doors leading out onto the terrace

. To the side of the dining room, there is access to a lobby with a ground floor WC, as well as a utility room and a study at the front of the property.

To the first floor of the house, there are three good double bedrooms, one of which has an ensuite shower room, and there is also a fourth single bedroom, as well as a family bathroom which been well appointed in more recent years with a walk in shower.

The roof has been boarded out for storage purposes.

Orchard Cottage has good accessibility into the road links serving local villages of Ryton, Crawcrook and Prudhoe, as well as linking easily to Corbridge and the Tyne Valley, and into the Team Valley, Metro Centre and Newcastle to the east. Orchard Cottage has a lot of charm and character, and we strongly recommend an early viewing to avoid later disappointment.

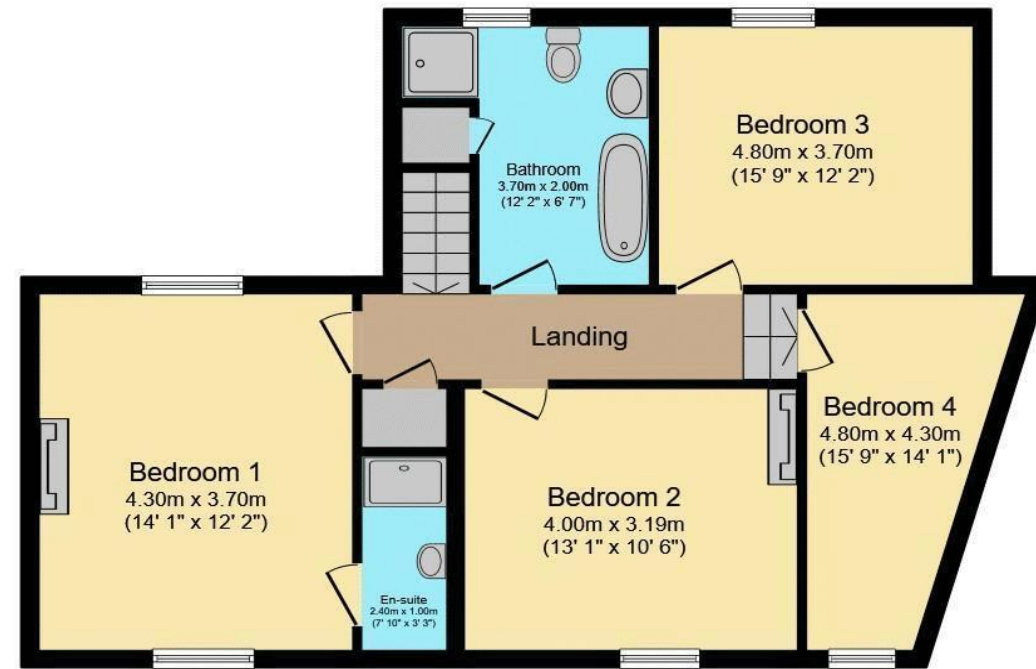
Services | Mains: Electricity, Gas, Water, Drainage | Tenure: Freehold | Council Tax; Band D | Energy Performance Certificate: Rating E

Price Guide: Offers Over £475,000





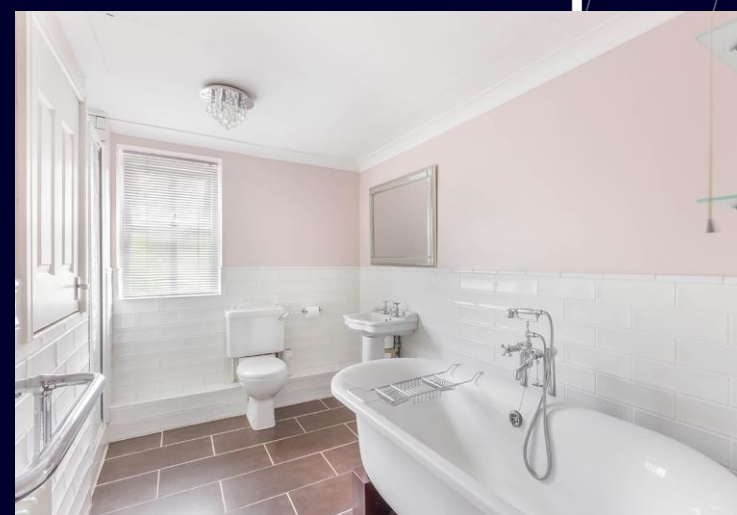
Ground Floor



First Floor

Total floor area 153.4 sq.m. (1,652 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com





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