



# East Kyo Farm Cottage

Kyo Lane, Stanley





## East Kyo Farm Cottage Kyo Lane, Stanley, DH9 8NH

Set in the beautiful English countryside is the fabulous stone built East Kyo Farm Cottage, a charming mid 19th century cottage, originally a private coaching inn before it was combined with East Kyo Farm to create this lovely family home and successful equestrian livery yard.

Sitting in a rural location, but still providing easy access to local amenities, the property is set within more than 50 acres of grazing land and gardens providing excellent equestrian facilities.

The cottage offers many traditional features including exposed stone walls, polished wood floors throughout and cottage style double glazed windows giving so much light and far reaching views over the surrounding land and countryside.

Internally, the accommodation comprises of; an entrance porch with a traditional flagstone floor that leads through a solid wood door to the spacious entrance hallway with a staircase leading to the first floor. To the left hand side of the hallway is an office, which could be utilised as a ground floor guest bedroom.

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### Price Guide:

Guide Price £1,600,000

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The main reception room provides a stunning wood burning fireplace set within a stone surround and mantel and connects into the garden room, providing a 180 degree view of the gardens and fields, and French doors leading out onto the front gardens and driveway.

To the right hand side of the hallway is a second charming reception room with a log burning fire. Steps down from this reception room lead to the side of the property and into the fabulous kitchen/breakfast room with an extensive range of country style wall and base units, grey marble worktops, and a gas Rangemaster hob and double oven. The centre of the kitchen provides ample space for a large dining table that could seat up to 8 people.

A part glazed door then leads through to a utility room offering plenty of cupboard space, a ceramic sink, as well as plumbing for a washing machine. A door from the utility room then leads through to the attached garage.

Returning to the main hallway, the staircase then leads up to a spacious landing and onto four double bedrooms, all with superb views over the cottage's land and countryside, with the principal bedroom having the use of an ensuite shower room and dressing room. Bedroom three also has the benefit of an ensuite shower room and the remaining bedrooms have use of the family bathroom, which has a panelled bath and enclosed shower.



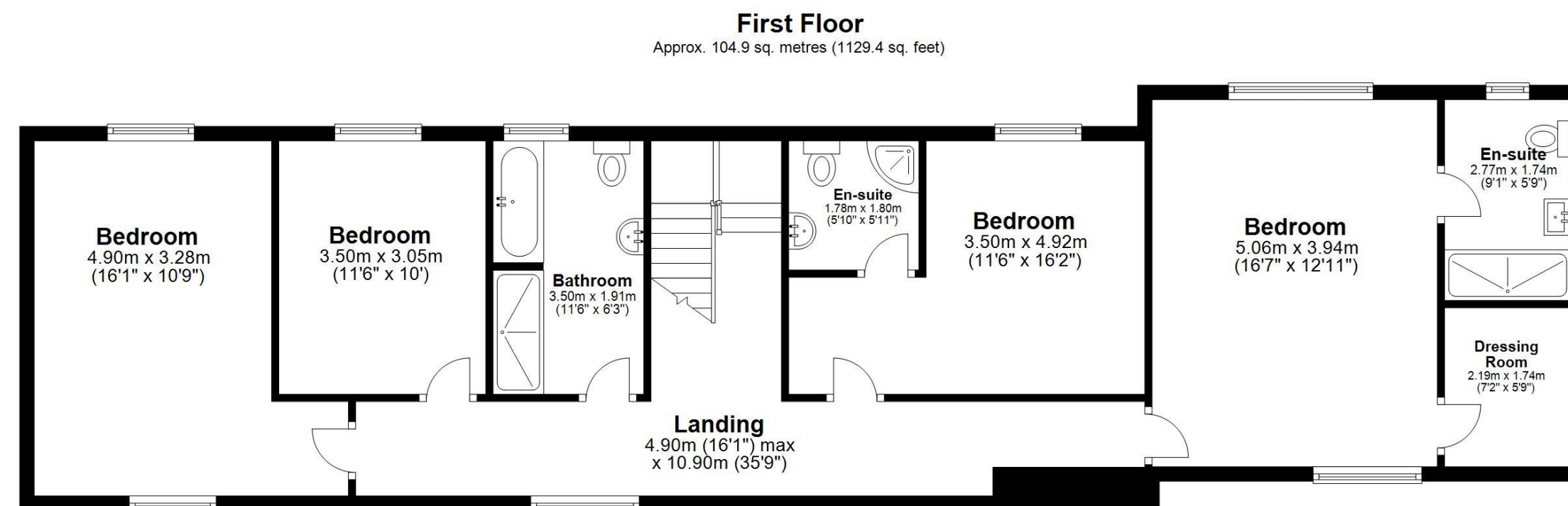
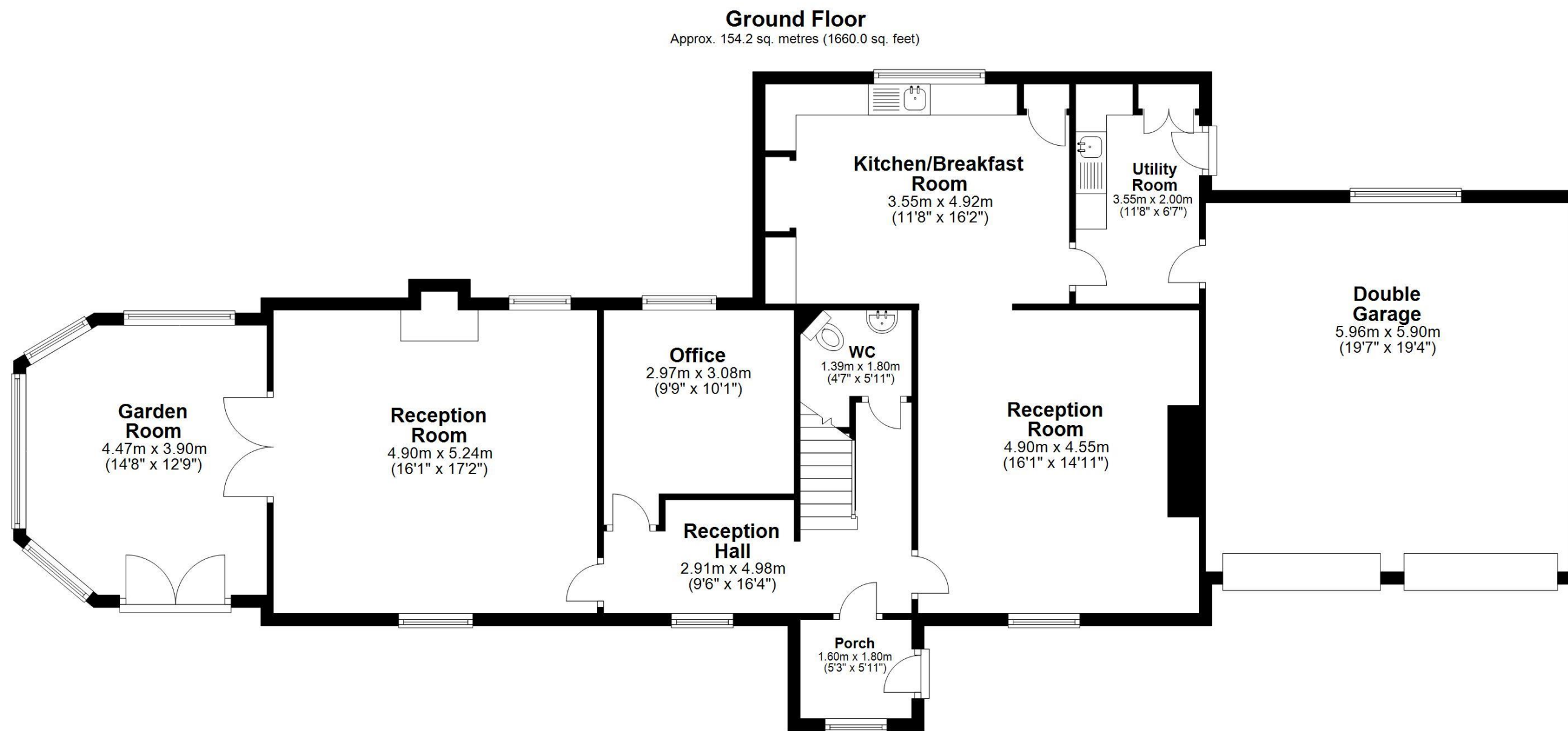
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Total area: approx. 259.1 sq. metres (2789.4 sq. feet)  
**East Kyo Farm Cottage, Kyo Lane, Harperley**



Externally, the front gravelled driveway provides ample parking and leads up to the double attached garage with an up and over door. The beautifully maintained gardens are mainly laid to lawn with a good selection of mature shrubs, trees and borders.

Opposite the garden are the equestrian facilities; firstly, a large barn which houses 12 individual stables including a mare and foaling box, and then an additional 6 stables outdoors. There is plenty of storage space available for at least 60 large rolls of hay and there are two shipping containers that provide additional storage and tack room space.

The property also benefits from two all weather riding arenas, one measuring 35m x 50m and the other 20m x 30m. East Kyo Farm Cottage is a fabulous country property, providing excellent views from wherever you are in the home.

It is ideally located for access to Stanley which offers a plethora of family orientated activities, clubs, sports and historical interest, such as Beamish Museum, Causey Arch and The White Room Gallery, as well as offering lots of lovely walks and trails along the Waskerly Way Bike Path and Chapman's Well Local Nature Reserve. Ample bus routes take you around the area and to the larger towns of Chester-le-Street and Gateshead; local shops stock a range of produce from the area, while a regular market takes place on Front Street twice a week.





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rare!  
From Sanderson Young