



**East Street**  
Ryarsh ME19 5DQ  
£1,550,000



**COUNTRY HOMES**

## Ryarsh ME19 5DQ

Situated in a secluded rural no through road in Ryarsh is this detached exclusive country residence. Sitting on a plot of approx 1.78 acres this house offers over 3500sq ft of floor area in the main house with and additional 379sq ft 1 bed annexe.

Configured currently as 5 bedrooms, with a walk in dressing room and stairs to large luxury ensuite to the master, and with a further ensuite, this home offers versatility and space. That is also true of the downstairs, as there is a recently extended and refitted 27'6 kitchen, a drawing room, sitting room, dining room and orangery. Originally built around 1930, this family home exudes character, charm and a wealth of period features which the current owners of over 20 years, have infused perfectly with more contemporary tastes and needs for modern living.

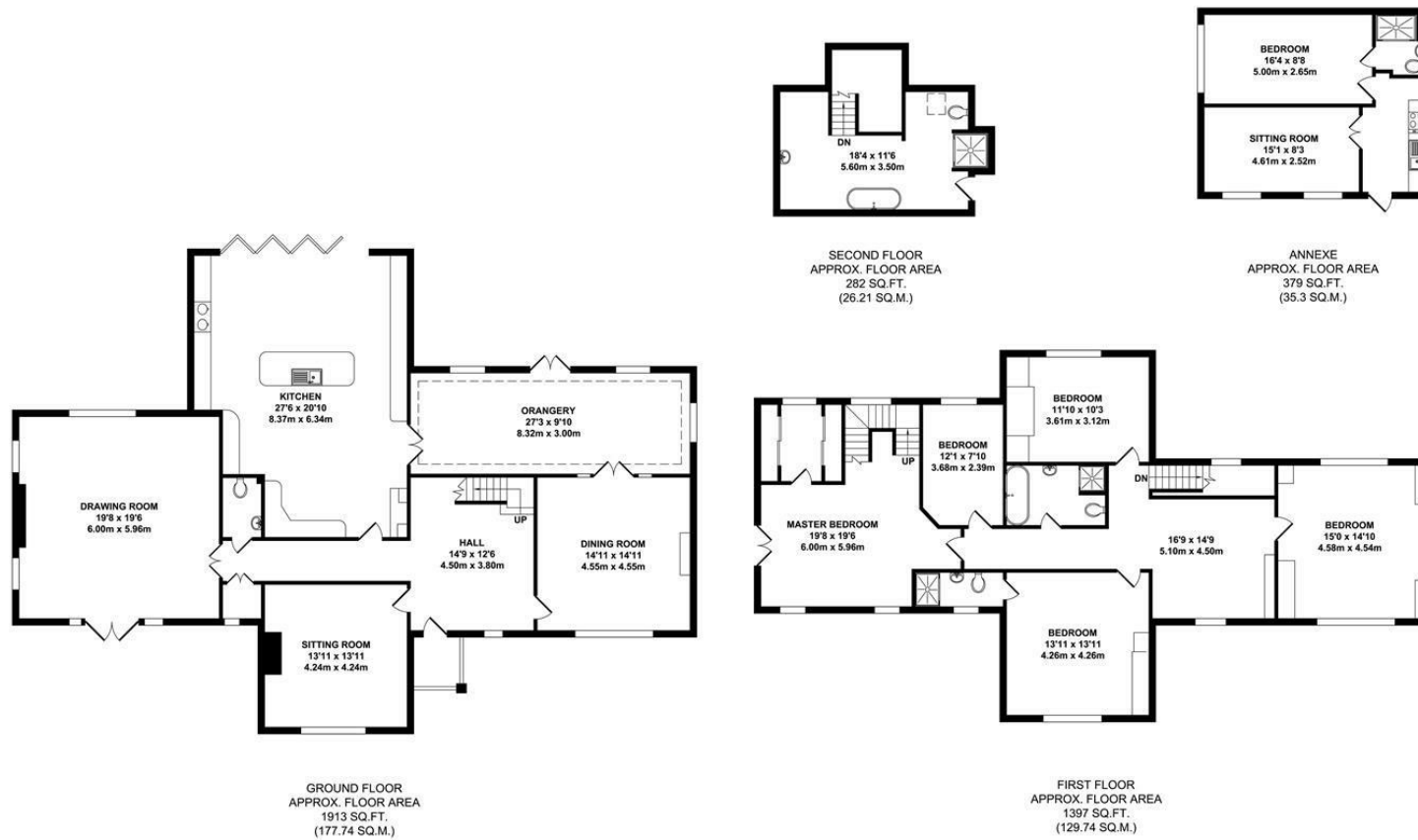
The separate annexe provides a kitchen area, shower room, reception room and bedroom. There is also a summer house which is used as an office.

Externally the property is accessed via electric gates (with entryphone security) and the tree lined drive sweeps down the side of the house and around to the front where ample parking is provided as well as a carport. The grounds extend to approximately 1.78 acres and are defined, as you can see from the photos, into formal gardens, large patio areas, sunken landscaped entertaining area, gated 'Victorian' garden and a defined vegetable/grow your own area for those that want to be a little self sufficient! The 'roundal' covered seating area with it's own deck has power and light.

With far to much to list this property is really one of those that needs to be seen to be fully appreciated. Strictly by appointment only,

- Detached character residence
- Detached annexe
- 1.78 acre approx.
- 5 bedrooms
- 5 receptions
- 2 ensuites
- Ample parking and carport
- Secluded gated location
- Recently extended and renovated kitchen
- Viewing encouraged

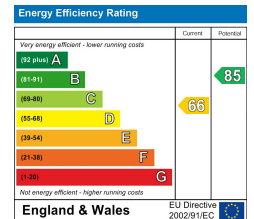




**TOTAL APPROX. FLOOR AREA 3972 SQ.FT. (368.99 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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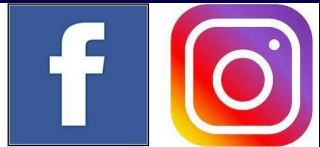
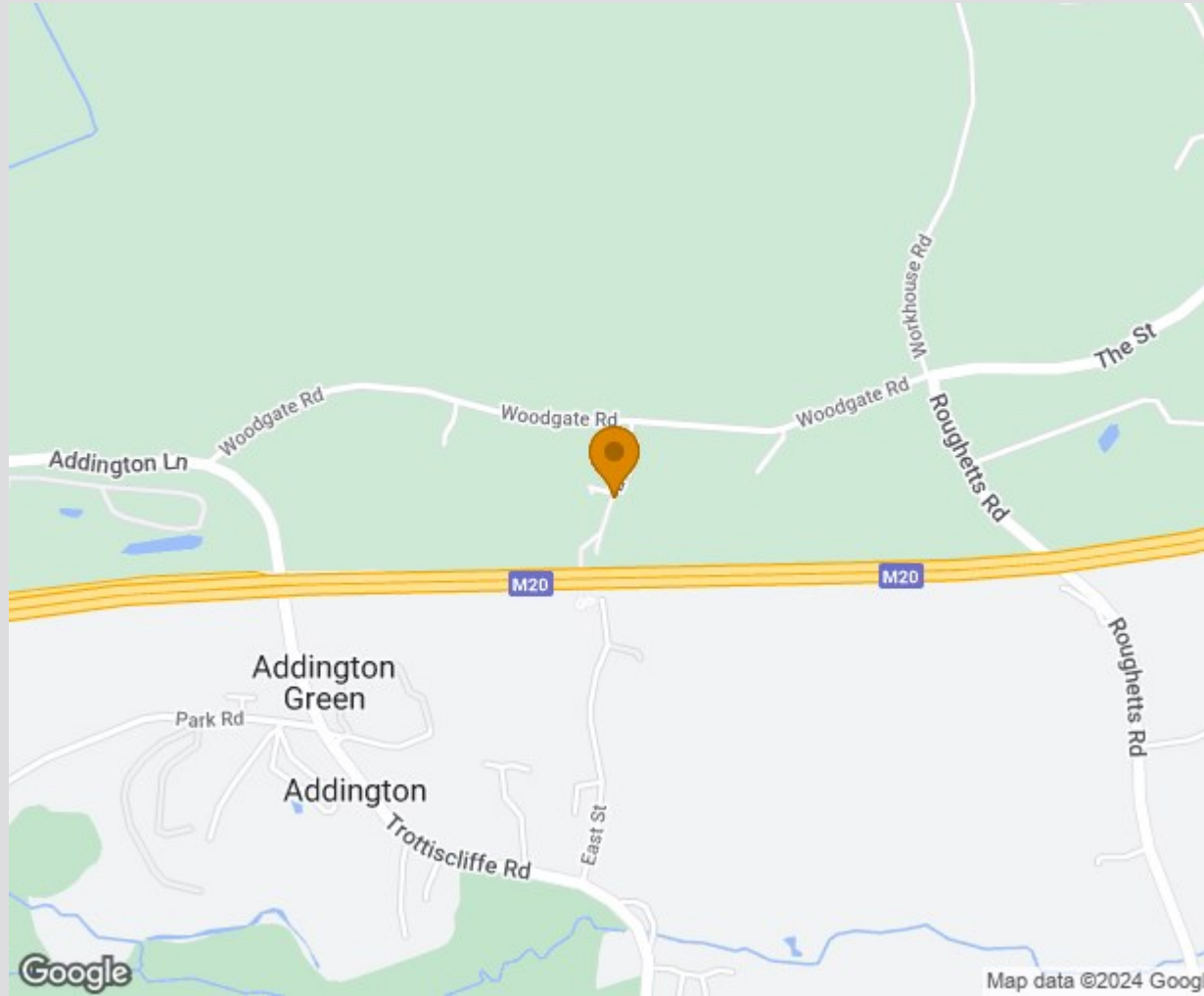




## Location Map

Tenure: Freehold

Council tax band: G



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