



**An attractive & highly versatile four bedroom stone-built farmhouse in Ryton with an adjoining two bedroom annex. The delightful property dates back to the mid 1600's & is sited within a 2.75-acre plot, which includes three large barns offering development potential & two stone car-ports. The accommodation has been well maintained & the annex recently modernised, providing the opportunity for letting, if desired. Externally is a private enclosed garden with a choice selection of plantings & a patio seating area. In addition, the adjoining land offers scope for a variety of uses, including equine or grazing. The location captures spectacular views & is very well placed for local schools, amenities & transport links**

- **Four Bedroom Stone Farmhouse**
- **Four Generous Reception Rooms**
- **Two Stone Car Ports**
- **Two Bedroom Adjoining Annex**
- **2.75 Acres with Three Stone Barns**
- **Convenient Location with Views**

## Entrance Hall

Stairs to first floor, Under stair cloaks cupboard.

## Lounge

17' 1" by 13' 10" (5m 20cm by 4m 22cm)

Open feature fireplace, Georgian-bar sash window with working shutters, Double central heating radiator.

## Dining Room

15' 2" by 14' 4" (4m 62cm by 4m 38cm)

Feature stone fire surround, Georgian-bar sash window with working shutters, Double central heating radiator.

## Kitchen

19' 7" by 10' 8" (5m 97cm by 3m 24cm)

Wall and floor units with laminate worksurfaces over, Sink with double drainer unit, Integrated oven and gas hob, Plumbed for dishwasher, Two double glazed windows.

## Breakfast Room

11' 8" by 10' 2" (3m 56cm by 3m 10cm)

Double glazed sliding patio door to rear external, Double central heating radiator.

## Utility/Boot Room

10' by 9' 10" (3m 4cm by 3m )

Plumbed for washing machine, Three shelved pantry cupboards, Door to rear external.

## WC

WC, Wash hand basin, Single glazed window, Single central heating radiator.

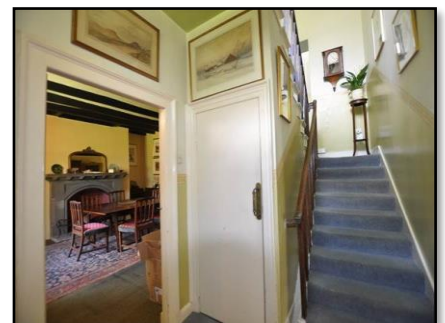
## Landing

Georgian-bar sash window with working shutters, Ornate plaster mouldings.

## Bedroom One

16' 7" by 15' 6" (5m 6cm by 4m 72cm)

Three Georgian-bar sash window with working shutters, Wash hand basin, Two double central heating radiators.



A&G Land & Property Agents.

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**Bedroom Two** 15' 5" by 15' (4m 70cm by 4m 57cm)

Georgian-bar sash window with working shutters, Built in wardrobes and dressing table, Double central heating radiator.

**Bedroom Three** 13' 2" by 9' 9" (4m 2cm by 2m 96cm)

Georgian-bar sash window with working shutters, Double central heating radiator.

**Bedroom Four** 12' 4" by 9' 9" (3m 75cm by 2m 97cm)

Georgian-bar sash window with working shutters, Walk-in wardrobe, Single central heating radiator.

**Bathroom** 6' 7" by 6' 7" (2m by 2m )

(L-shape). Cast-iron bath with shower head attachment, Wash hand basin, Bidet, Double glazed window, Single central heating radiator.

**Shower Room** 6' 1" by 5' 7" (1m 86cm by 1m 70cm)

(L-shape). Shower cubicle, Wash hand basin, WC, Double glazed window, Single central heating radiator.

**Annex:**

**Lounge-Diner** 19' 6" by 13' 4" (5m 95cm by 4m 7cm)

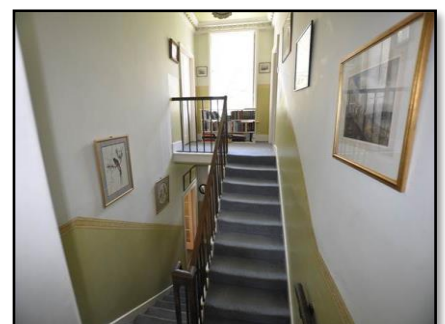
Multi-fuel stove inset to feature stone surround, Double glazed window, Double glazed door to external, Two central heating radiators.

**Kitchen** 10' 1" by 6' 9" (3m 8cm by 2m 5cm)

Wall and floor units with laminate worksurfaces over, Integrated oven and hob with extractor over, Plumbed for washing machine and dishwasher, Under-stair cupboard, Wood floor, Two double glazed windows, Central heating radiator.

**Landing**

Three built in cupboards, Loft access.



### **Bedroom One** 11' 8" by 9' 11" (3m 56cm by 3m 2cm)

Velux window, Built-in wardrobe, Cupboard to eaves, Central heating radiator, Loft access.

### **Bedroom Two** 9' 8" by 9' 7" (2m 94cm by 2m 91cm)

'French' wardrobe, Shelved alcove, Double glazed window, Central heating radiator.

### **Bathroom** 10' 1" by 6' (3m 7cm by 1m 82cm)

Walk-in shower cubicle, Wash hand basin with vanity unit, WC, Heated towel rail, Velux window.

### **External**

Access to the front is via a lengthy drive leading to generous space for multiple vehicles and two stone car-ports. In addition there is a well maintained lawned garden. At the rear is a private enclosed lawned garden with a choice selection of established plantings, a feature pond, paved patio seating area and a greenhouse/potting shed. Surrounding are breath-taking countryside views.

### **Barn One** 31' by 30' 6" (9m 45cm by 9m 30cm)

Includes stalls.

### **Barn Two** 32' 11" by 13' 4" (10m 3cm by 4m 7cm)

With stable.

### **Barn Three** 20' 4" by 13' 4" (6m 20cm by 4m 7cm)

### **Tenure**

Freehold.

### **Services**

Mains gas, electricity and water. Septic tank.  
Council tax band G.  
EPC TBC.



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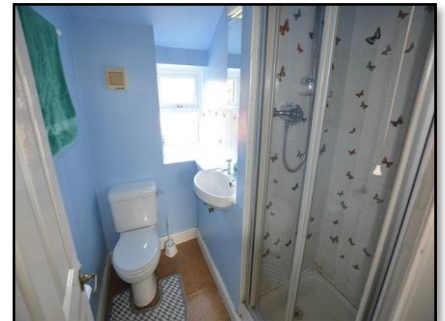
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## Agents Notes

Ryton Grange offers undoubted scope to develop the three large stone barns, for a variety of uses (subject to obtaining the correct and relevant planning approval). The adjoining annex could also be independently let to generate an additional income source. No planning permission has ever been sought on the adjoining land. We are advised that there were originally two further stone barns within the grounds, however, these have since been demolished.

## Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



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