



good life

Ryhope Grange Farmhouse, Ryhope Road, Grangetown,

Offers in the Region Of £475,000

5 DOUBLE BEDROOM GRADE 2 LISTED FARMHOUSE

BELIEVED TO DATE FROM CIRCA 1700's

PART OF A SMALL HAMLET/DEVELOPMENT OF ATTRACTIVE FARM BUILDING CONVERSIONS IN 'RURAL FEEL' SETTING

EPC RATING

UNIQUE OPPORTUNITY TO THE LOCAL PROPERTY MARKET

SUBSTANTIAL INTERNAL PROPORTIONS THROUGHOUT INCL 2 LARGE RECEPTION ROOMS

RARE TO THE LOCAL MARKET - A GRADE 2 LISTED 5 DOUBLE BEDROOM FARMHOUSE BELIEVED TO DATE CIRCA 1700'S SET WITHIN A WONDERFUL RURAL FEEL SETTING OF CONVERTED FARM BUILDINGS & BARNS PROVIDING A FAIRLY UNIQUE OPPORTUNITY IN THE LOCAL PROPERTY MARKET. Good Life Homes are delighted to have been selected to bring to the market this wonderful and rare opportunity. If your dream has always been to live in a traditional stone built farmhouse, this gorgeous Grade 2 Listed 5 double bedroom traditional and original farmhouse could be for you. Dating from circa 1700's and listed due its it's rare and traditional construction, the property is of considerable local importance and has been updated in recent years creating a comfortable, modern, yet traditional home. Of significant proportions, the access road to the small hamlet/development leads off Ryhope Road where there is parking for the small community. A wonderful, rural pathway takes you past converted barns, underneath archways and other attractive, mostly stone, converted buildings to Ryhope Grange Farm House where access is from the rear as depicted in our main photograph. On entering the farmhouse, there is an immediate period feel but still with scope to put your own design twist on the interior. On the ground floor, the property briefly comprises; entrance hall and staircase, first large reception room with fabulous multi-fuel (log and smokeless coal) burner generating max heat output and making the large room feel cosy and warm. The second reception, equally as large, has a wonderful formal stone fireplace at its centre. A farmhouse style kitchen with granite work surfaces and attractive views to the rear also has a central island and a separate utility doubles up as a rear entrance and provides ample space for washing machine, dryer and dishwasher. A formal staircase leads to the first floor landing with doors leading off to a separate WC, 3 double bedrooms, a wonderful bathroom and a further staircase to the second floor. The bathroom, in particular, offers a sumptuous bathing experience with double 2 person bath, walk-in wet room style shower, WC and basin plus ample storage. On the second floor there are 2 large double bedrooms. The vendors have advised us that they were converted with full listed building and building regulations consent and offer huge additional space for bedrooms or the creation of a wonderful home office. External to the front and side is a large private paved area, mainly south facing, and offering further potential for landscaping. This is major opportunity to acquire a property of local historical importance and also a home which is unique in the local property market as a traditional farmhouse with a wonderful feel. Viewing arrangements can be made by contacting our local office. If you have a property to sell and would like valuation advice or guidance, please do not hesitate to ask us for assistance. Our fixed rate selling fees can start from just £995 on a no sale no fee basis which means you'll pay nothing unless we sell your home. Please call us and find out why so many people now choose Good Life to sell their homes.

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ACCOMMODATION

ENTRANCE HALL

Entrance via partially-glazed door. Natural wood flooring, double radiator, archway leading into internal hallway. Doors leading off to 2 reception rooms, kitchen and utility room. Staircase to first floor landing.

RECEPTION ROOM 1 16' 0" x 14' 7" (4.87m x 4.44m)

Natural wood flooring, double radiator, front facing wooden framed single-glazed sash window. Fabulous fireplace in a polished stone finish with matching hearth and back and built-in coal-effect gas fire.

RECEPTION 2 16' 3" x 14' 10" (4.95m x 4.52m)

Natural wood flooring, double radiator, front facing wooden framed single-glazed sash window front facing. Large chimney breast with log burning stove, slate hearth.

KITCHEN 13' 9" x 10' 2" (4.19m x 3.10m)

Travertine stone flooring, single radiator, rear facing wooden framed single-glazed sash window. Fitted kitchen with a range of wall and floor units in a natural wood finish with granite work surfaces including central island. Integrated electric oven, 4 ring induction hob, integrated extractor, Belfast ceramic sink with farm house style taps. Space for tall fridge/freezer, recessed lights to ceiling.

UTILITY AND REAR ENTRANCE 12' 3" x 10' 2" (3.73m x 3.10m)

Fabulous space with tile-effect vinyl flooring, single radiator, 2 rear facing wooden framed single-glazed sash window with lovely views. External door leading to the rear, built-in cupboard providing storage. utility units and laminate work surface beneath which is space and plumbing for washing machine, dryer and dishwasher.

HALF LANDING

Rear facing wooden framed single-glazed sash window.

FIRST FLOOR LANDING

Attractive archway, built-in cupboard, doors leading off to 3 bedrooms, separate WC and bathroom and second floor staircase.



BATHROOM 16' 0" x 10' 4" (4.87m x 3.15m)

One of the largest bathrooms we have ever seen. Comprising of; stone-effect tile flooring with matching wall tiles, large sink set within vanity unit and chrome tap, built-in wardrobe with sliding glass doors providing useful storage and which is also the location for the gas Combi boiler. Wet room style walk-in shower with glass doors and fixed overhead shower fed from the main Combi boiler. Huge 2 person Jacuzzi style bath with jets and seating area. Recessed lights to ceiling, 2 front facing wooden framed single-glazed sash windows with privacy glass. A stunning bathroom.

BEDROOM 1 16' 8" x 15' 0" (5.08m x 4.57m)

Carpet flooring, double radiator, front facing wooden framed single-glazed sash windows. This is a huge double bedroom.

BEDROOM 2 15' 0" x 13' 0" (4.57m x 3.96m)

Carpet flooring, double radiator, front facing single-glazed sash window. This is also a very large double bedroom.

BEDROOM 3 10' 0" x 9' 0" (3.05m x 2.74m)

Laminate wood-effect flooring, double radiator, rear facing single-glazed sash window. This is also a double bedroom.

WC 5' 0" x 2' 9" (1.52m x 0.84m)

Natural wood flooring, single radiator, rear facing single-glazed sash window.

SECOND FLOOR LANDING

Double-glazed Velux style light, 2 doors leading off both to bedrooms.

BEDROOM 4 17' 5" x 14' 10" (5.30m x 4.52m)

Carpet flooring, recessed lights to ceiling, double-glazed Velux style roof light.

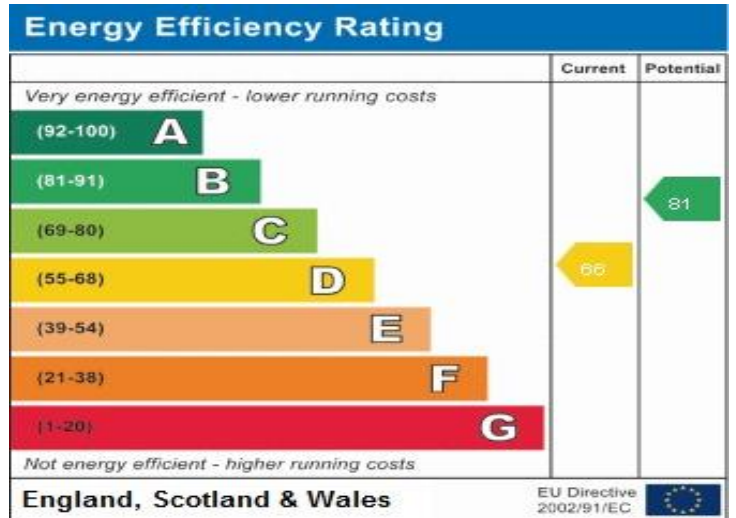
BEDROOM 5 14' 9" x 13' 2" (4.49m x 4.01m)

Carpet flooring, double-glazed Velux style roof light.

EXTERNALLY

Vendor advises that both loft bedrooms were completed with full building regulations and approval including the required listing building consent. The property has a private paved courtyard south facing to the front and to the rear there is a private courtyard space with additional communal grounds. Parking near the entrance - more information can be provided on request.





MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.