



## **Oak Cottage, Blackhouse Lane, Ryton**

**A Rare opportunity to purchase this detached stone-built property dating back to circa 1800's, offering spacious living accommodation and requiring modernisation, this would make a great family home. The accommodation has a large stable block/workshop with potential to convert into another dwelling/annex subject to planning permissions, large garage, with paved area and car port for ample, car/caravan parking.**

**The property is set in its own grounds close to Ryton Village, with good transport links to the A1, Newcastle city centre and within walking distance of schools,**

**£625,000**

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### ENTRANCE DOOR TO HALLWAY

Storage cupboards and stairs to first floor landing.

### DINING ROOM

12' 4" x 16' 5" (3.76m x 5m)

Double glazed window, delph rack to walls, central heating radiator.



### STUDY OFFICE AREA

12' 0" x 8' 0" (3.66m x 2.44m)

Central heating radiator to wall, single glazed window, and storage cupboard.

### DOWNSTAIRS WC

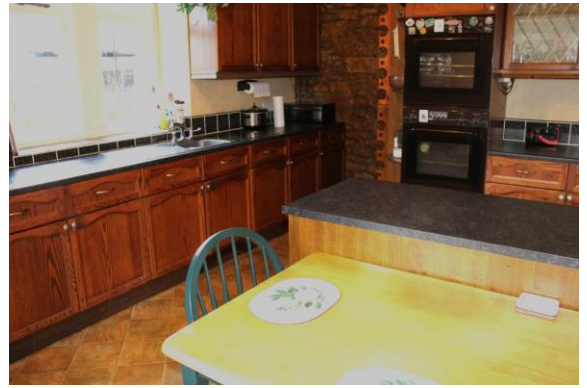
WC, vanity sink unit.



### BREAKFASTING KITCHEN

14' 8" x 10' 5" (4.47m x 3.18m)

Double glazed window. Fitted dark oak kitchen units with glass display cabinet and work surfaces, stainless steel sink unit, mixer tap, double electric oven and hob, ceramic floor tile and feature stone wall.



### ADDITIONAL BREAKFASTING KITCHEN



### UTILITY ROOM

11' 1" x 8' 0" (3.38m x 2.44m)

Single glazed windows, ceramic tile floor, water tap, door to enclosed gardens.



### LOUNGE

14' 4" x 17' 9" (4.37m x 5.41m)

Double glazed window, French doors to patio area and gardens, Louis style fireplace with gas fire, marble effect inset, and hearth, coving and centre rose to ceiling.



**ADDITIONAL LOUNGE**



**STAIRS TO THE FIRST FLOOR AND LANDING.**

**BATHROOM**

White suite comprising panel bath, separate shower cubicle with mains shower, vanity sink unit, WC, central heating radiator, wall lights and double-glazed window.



**BEDROOM FOUR**

12' 6" x 7' 6" (3.81m x 2.29m)

Single glazed window, central heating radiator.



**BEDROOM THREE**

8' 9" x 15' 2" (2.67m x 4.62m)

Single glazed window, central heating radiator.



## STAIRS TO SECOND LANDING

### MASTER BEDROOM

15' 10" x 15' 2" (4.83m x 4.62m)

Single glazed window x2, fitted wardrobes to walls and dressing unit, central heating radiator, loft access. Large walk-in storage cupboard outside the Master Bedroom.



### BEDROOM TWO

11' 7" x 15' 8" (3.53m x 4.78m)

Single glazed window x2, central heating radiator.



### EXTERNALLY

Large workshop/stable block with hayloft electric power, large garage, gardens to front side and rear with paved area and car port for a number of cars.

There are lawned gardens and vegetable garden with paved patio areas and outbuilding.

The property is situated in Ryton village with good transport links to the A1, Newcastle city centre, with schools, shops and other amenities close by.



### EXTERNALLY



EXTERNALLY



EXTERNALLY



EXTERNALLY



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## EXTERNALLY



Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

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