## Moor House

RYTON | NORTHUMBERLAND





# A stunning Victorian double-fronted house with historical charm set in extensive gardens

Wylam Railway Station 2.0 miles | Newcastle City Centre 9.8 miles | Gateshead 8.8 miles | Newcastle Airport 10.3 miles | Corbridge 12.6 miles | Durham City Centre 22.9 miles





## Accommodation in Brief

#### **Ground Floor**

Entrance Hall | Three Sitting Rooms | Garden Room Kitchen/Dining Room | Utility Room | Cloakroom/WC

#### First Floor

Principal Bedroom with Ensuite | Four Further Bedrooms Family Bathroom

#### Second Floor

Double Bedroom with Ensuite

Integrated Double Garage | Gravelled Driveway

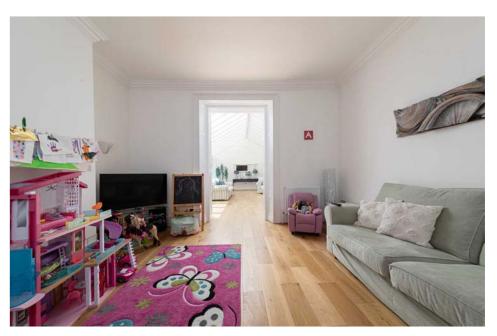
















### The Property

Situated in a small exclusive development, Moor House is a grand double-fronted family home set over three floors offering spacious and flexible accommodation. Surrounded by beautifully maintained gardens and wooded area, this home retains a truly welcoming and traditional atmosphere.

A grand entrance hall runs the length of the house, with most rooms leading off. Double doors open into the well-appointed lounge on one side and a second reception room currently used as an office on the other, both featuring open fireplaces, high ceilings, and elegant ceiling roses.

The impressive kitchen with a central island includes a range-style cooker, integrated appliances, built-in coffee machine, microwave, fridge freezer, and wine cooler. The open-plan kitchen leads into a superb triple-aspect dining area suitable for entertaining guests and provides access to an enclosed patio area. Additional space for appliances is available in the utility room, which is accessible from the kitchen and fitted with modern units incorporating a sink and drainer. The ground floor cloakroom includes a WC and heated towel rail.

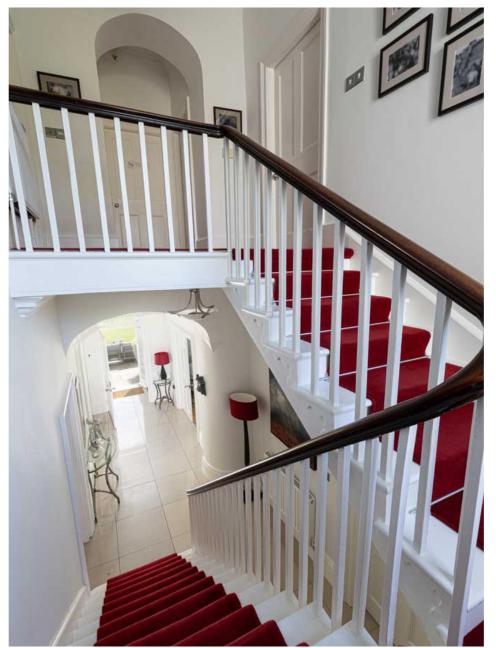
A third reception room, currently used as a playroom, opens into the stunning garden room. This room offers views over the gardens and features a multifuel burner and French doors that give access to the extensive gardens with both paved and lawn areas, mature trees, and shrubs.

A sweeping staircase leads to the first floor, offering five well-proportioned bedrooms, including the principal bedroom with a dressing area offering storage and a modern ensuite shower room with a walk-in shower. Some of the bedrooms have feature fireplaces, while the spacious family bathroom offers a double walk-in shower, freestanding bath, WC, heated towel rail, and Jack and Jill sinks. A further spacious double bedroom with Velux windows and ensuite facilities is located on the second floor.













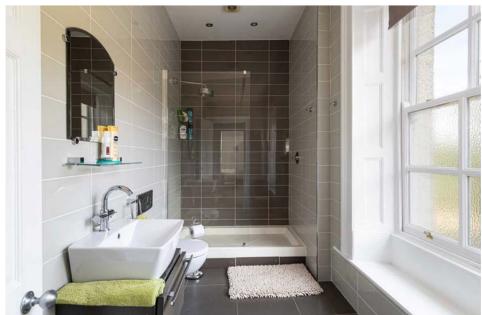














## Externally

The property boasts extensive south facing gardens, consisting of manicured lawns and a wooded area. There is a double garage, gated entrance and a beautiful gravelled driveway. The shared access driveway is owned and maintained by four properties.

#### **Local Information**

Ryton is a historic and sought-after commuter village in the Tyne Valley with excellent links to Gateshead and Newcastle City Centre, with the benefit of beautiful scenery and countryside nearby. The village offers day-to-day shopping, schooling, professional services, pubs and restaurants and regular transport links to the Metro Centre, Gateshead and Newcastle City Centre. Nearby is Tyneside Golf Club and also Ryton Golf Club and there is easy access to lovely riverside walks along the Willows on the banks of the River Tyne.

For the commuter, there is excellent access to Newcastle City Centre and the A1 and the rail stations at Wylam and Blaydon provide regular links to Newcastle, which in turn link to other main line services to major UK cities north and south. Newcastle International Airport is also within easy reach.



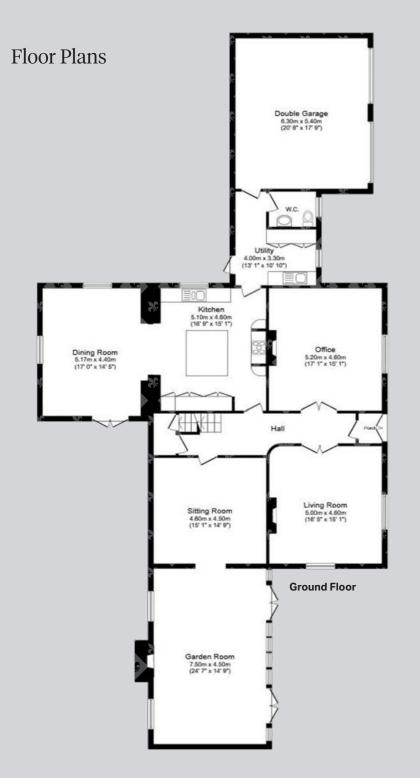
















**Second Floor** 

## Google Maps

## what3words



///fault.gent.person

## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

#### Services

Mains electricity, gas, drainage and water.

Postcode	Council Tax	EPC	Tenure
NE40 3AG	Band G	Rating D	Freehold

## Viewings Strictly by Appointment

T: 01434 622234 E: corbridge@finestgroup.co.uk







#### **Finest Properties**

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234 corbridge@finestgroup.co.uk finestproperties.co.uk

Specialists in the marketing of distinctive property

**IMPORTANT INFORMATION** Finest Properties, for themselves and for the Vendors and Lessors of this property whose Agents they are give notice that: (1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No person in the employment of Finest Properties, has any authority to make or give any representation or warranty whatever in relation to this property.