

# BRUNTON

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RESIDENTIAL



**KYO LANE, COALBURNS, RYTON, NE40**

**Price Guide £750,000**

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Brunton Residential are thrilled to present this exceptional and characterful family home, offering over 3,000 sq ft of accommodation, including five bedrooms, three superb reception rooms, and three bathrooms.

Rich in history and character, Kyo Hall has been extensively renovated by the current owners while carefully preserving many of its original features dating back to the 17th century. Originally built in 1667 by local landowner Isaac Silvertop, whose name can still be seen on several street signs throughout Greenside, the property seamlessly blends period charm with modern family living.

The exclusive development comprises Kyo Hall and five other dwellings in neighboring proximity. Outside, the property enjoys wrap-around gardens together with an adjoining field extending to approximately 1.25 acres, which has been laid to pasture for several years.

Set within beautiful countryside, the property is surrounded by excellent walking and cycling routes, while remaining conveniently positioned for access to Ryton, the Tyne Valley, Newcastle, and the wider region. The area is highly regarded for its attractive village atmosphere, offering the perfect balance of rural living and everyday convenience.

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The internal accommodation is entered via a centrally positioned entrance hallway, providing access to the principal reception rooms and staircases to the upper floors.

To the left is a characterful sitting room featuring an impressive inglenook fireplace with a stone hearth and a newly installed stove, creating a striking focal point. To the right, a shallow step leads down into a second living room with magnificent exposed oak beams and a stripped timber floor. This room also benefits from a deep recessed alcove with a timber lintel and a double window overlooking the garden. Leading from here is an additional reception room, currently used as a home office, with French doors opening onto the garden at the front of the house, dual-aspect windows, built-in shelving, and a secondary staircase providing additional access to the first floor.

A part-glazed door leads from the reception hall to a cloakroom lobby with coat-hanging facilities, continuing into a spacious open-plan kitchen, dining, and living area.

To the rear of the property lies a substantial open-plan kitchen/dining/family room, forming the heart of the home and offering excellent space for both everyday living and entertaining. The kitchen features a range of bespoke wooden units, integrated appliances including a side-by-side range oven, ceramic splashbacks, base units, and a peninsular with glazed display cabinets. A double-height pantry cupboard provides excellent additional storage. There is ample space for a dining table and chairs, complemented by modern lighting fittings. Off this area is a spacious utility and boot room with a drying rack, along with a convenient ground floor WC.

The ground floor also benefits from a newly refitted guest double bedroom suite with an adjoining shower room comprising a cubicle shower, low-level WC, and ceramic pedestal sink accommodation ideal for visitors or multi-generational living.

On the first floor, there is a galleried landing with a staircase continuing to the second floor. The first bedroom is a good-sized double room featuring a large built-in triple sliding-door wardrobe and a separate folding-door alcove cupboard with hanging rail. From here, there is access to another well-proportioned double bedroom, which enjoys two windows overlooking the garden, a painted stone fire surround with timber lintel and ornate cast iron insert, and built-in custom cabinetry. A connecting door leads through to the head of the second landing, which includes a deep recessed storage cupboard and provides access to a single bedroom and a bathroom, which is fitted with wall to ceiling tiling, walk in shower, a contemporary wash basin, and a WC.

The staircase up to the second floor includes a small storage area and bookshelves, while the second-floor gallery features a large Velux window and provides useful additional storage or seating space. There is a double bedroom with dormer windows to the front and rear, alongside a sitting room/study which also benefits from dormer windows to both aspects. This room provides access through to a bathroom which includes an acrylic roll-top bath with ball and claw feet and telephone shower attachment, pedestal wash basin, WC, and a feature stained-glass window. The dormer windows to the rear of the second floor enjoy lovely views across the adjacent courtyard towards the Simonside Hills and along the Tyne Valley.

Externally, a useful workshop is attached to the house and includes the central heating boiler, a Belfast sink unit, tiled flooring, and windows to two aspects. The rear courtyard is hard landscaped with a combination of flagged and gravel areas, providing a practical low-maintenance space, while to the side there is an enclosed walled garden with raised seating. The main garden lies to the front of the property and features a full-width flagged terrace/patio, a central lawn, and an additional flagged seating area, all bordered by mature shrubs and planting, with an apple tree providing further character. A selection of timber outbuildings includes a potting shed/garden store, together with a stone outhouse currently used for poultry. The paddock extends to approximately 1.25 acres and is divided into two enclosures, each benefiting from field shelters, hard standing areas, and a water supply. Additional benefits include a shared tarmac forecourt providing parking and an enclosed area of amenity woodland/land situated opposite the paddock gate.



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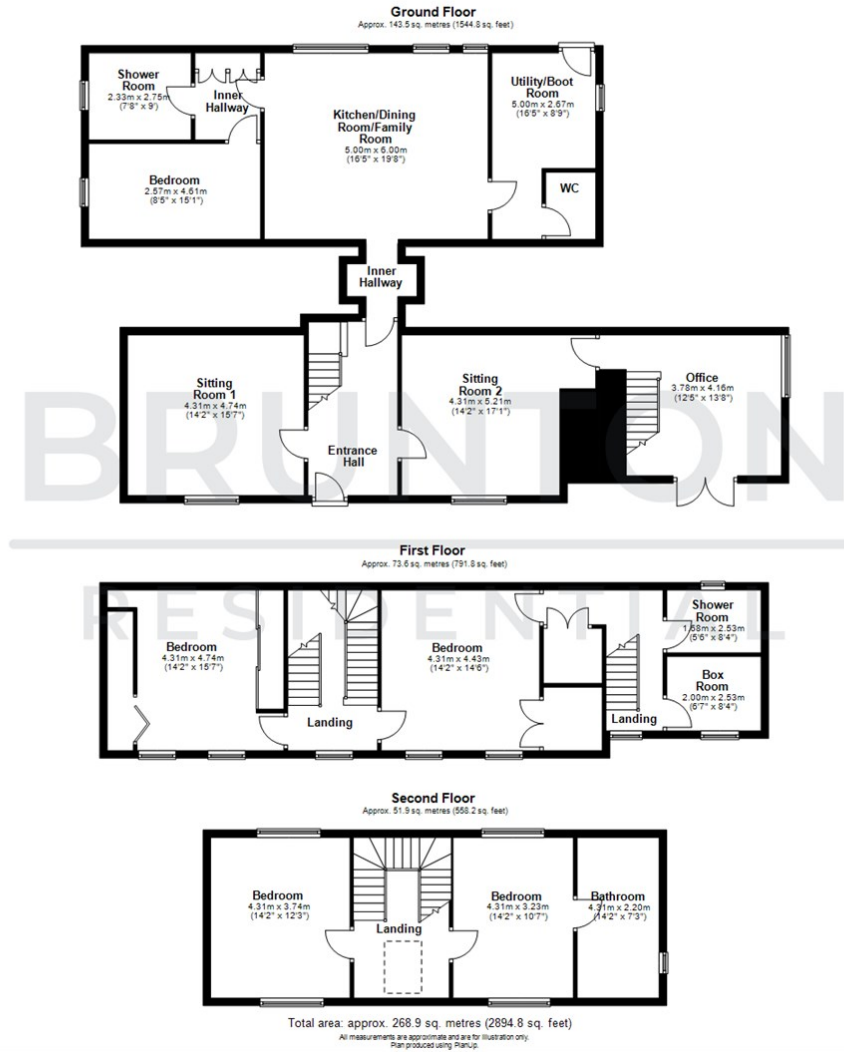
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : F

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		72	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	