BRUNTON

RESIDENTIAL



**BARMOOR, RYTON, NE40**

Price Guide £575,000


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STRONGER
THAN
YESTERDAY


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**GUIDE PRICE £575,000-£600,000**

Rare to the market, The Old Manse is an impressive traditional home, offering spacious and versatile accommodation across three floors in a charming village setting close to open countryside. The property features seven double bedrooms and a range of reception rooms, including a comfortable sitting room with a feature fireplace and a light-filled family room with windows on three sides and French doors opening onto the garden. The kitchen/diner provides a sociable space for everyday living, with a separate boot room and utility room adding practicality. Arranged over the first and second floors, the bedroom accommodation is served by a family bathroom and an additional shower room. Outside, a generous walled garden to the front provides an attractive setting, while the rear courtyard and driveway offer useful parking. With its generous proportions, traditional appeal and flexible layout, The Old Manse presents an excellent opportunity for those seeking a substantial family home in a pleasant village location.

Situated in Barmoor, Ryton, the property enjoys access to local amenities and the wider facilities of Ryton, including shops, cafés, schools and leisure opportunities. The surrounding Tyne Valley offers attractive countryside and riverside walks, while road links provide access towards Newcastle, Gateshead and the wider North East. Nearby transport connections also make the area convenient for commuting and exploring the region.

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The internal accommodation comprises a welcoming entrance hall, with stairs rising to the first floor and a convenient ground-floor WC positioned beneath the staircase. To the left is an inviting living room, featuring a window overlooking the front of the property and an attractive feature fireplace that creates a warm and welcoming focal point. Adjacent to this, towards the rear, is a versatile family room offering an excellent space for relaxation and entertaining. This impressive room benefits from triple aspects, multiple Velux windows and French doors opening directly onto the rear garden, allowing plenty of natural light to flood the space while creating a wonderful connection between the indoor and outdoor areas.

To the right of the entrance hall is an open-plan kitchen/diner, fitted with a range of wall and base units alongside integrated appliances. The dual-aspect layout enhances the sense of space and light, while ample room for dining furniture makes this an ideal setting for family meals and social gatherings. Leading off the kitchen/diner is a useful boot room, providing access to the outside and leading through to a practical utility room, which is plumbed for additional appliances. A further door from the utility room provides access to the garage/store, adding further convenience and storage potential.

The first-floor landing provides access to five double bedrooms, offering generous accommodation for larger families and visiting guests. Two bedrooms benefit from built-in storage, while another enjoys a separate dressing area that could alternatively be used as a study space. Completing this floor is a well-appointed family bathroom, fitted with a bath, separate shower, WC and wash hand basin, with the addition of a log burner providing a distinctive feature.

A further staircase leads to the second-floor landing, where two additional generous double bedrooms provide further flexible accommodation. These rooms are served by a family shower room, which benefits from a Velux window allowing natural light into the space.

Externally, the property benefits from large well-maintained lawned gardens, patios and decking areas providing attractive outdoor space for relaxing, entertaining and family activities. A driveway to the rear offers off-street parking and leads towards the garage, adding further practicality to this substantial home.





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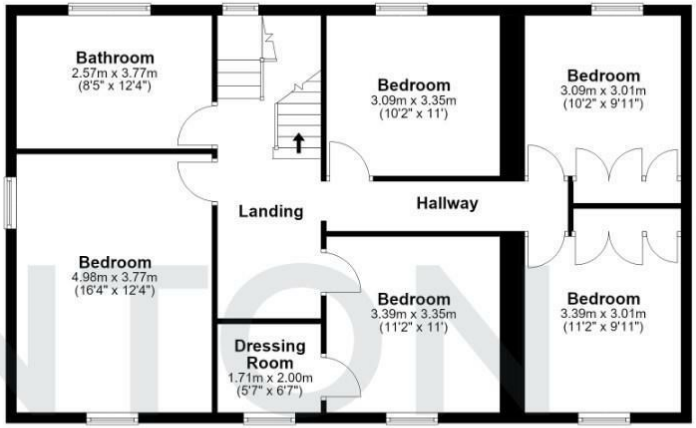
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LOCAL AUTHORITY : Gateshead CC

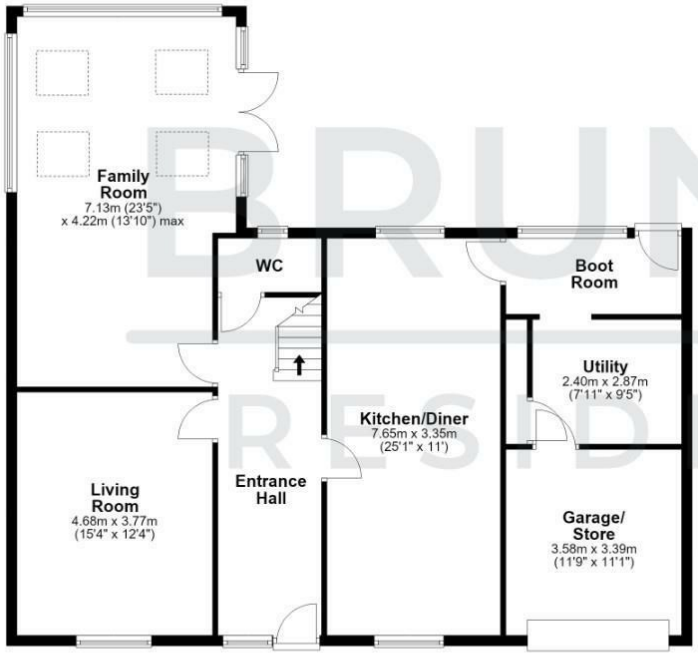
COUNCIL TAX BAND : E

EPC RATING : D

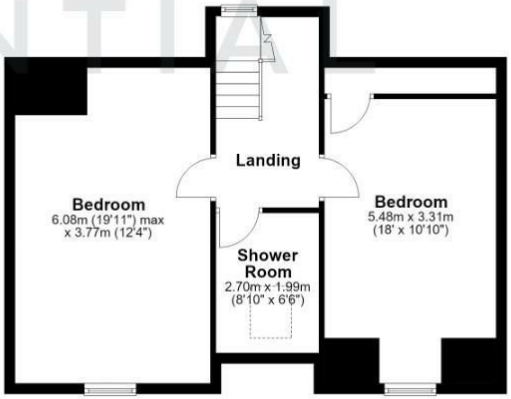
### First Floor
Approx. 97.9 sq. metres (1053.5 sq. feet)




### Ground Floor
Approx. 115.9 sq. metres (1247.3 sq. feet)




### Second Floor
Approx. 57.0 sq. metres (613.7 sq. feet)




Total area: approx. 270.8 sq. metres (2914.5 sq. feet)

