CARTERS
ESTATE AGENTS

Roylyn Sytch Road

Brown Edge, ST6 8QX

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Offers over £450,000

Here at Carters we are proud to present this exceptional countryside residence of distinction

Set within an enviable semi-rural position, this outstanding three-bedroom detached home enjoys uninterrupted views over adjoining open fields, offering a rare blend of privacy, space, and countryside living while remaining well placed for local amenities and transport links.

Beautifully and comprehensively renovated, the property has been finished to an exacting standard throughout, combining contemporary design with timeless character. The welcoming entrance porch leads to a striking hallway featuring an original solid wood stained-glass door, oak staircase, and bespoke glass balustrade with understairs storage.

The heart of the home is the superb open-plan living, kitchen, and dining space, finished with Karndean parquet-effect flooring and designed for both everyday living and entertaining. The lounge features a bay window and multi-fuel stove with oak sleeper mantel, while the dining area benefits from a skylight lantern and bi-fold doors opening onto the rear garden with stunning rural views. The Magnet kitchen is finished to a high specification with granite worktops, integrated appliances, and a walk-in pantry.

Upstairs offers three generously sized bedrooms. The principal suite includes bespoke fitted wardrobes, a dressing area, and acoustic panel feature wall, while the rear bedrooms enjoy far-reaching countryside views. The four-piece bathroom is luxuriously finished with porcelain tiling and matte gold fittings.

Externally, the property sits on a substantial plot with a newly laid gravel driveway providing ample parking. The generous rear garden is mainly laid to lawn with patio seating and open field views. Additional benefits include a detached garage with power and lighting and separate storage facilities.

A beautifully finished home in an exceptional setting, combining quality, space, and outstanding views.

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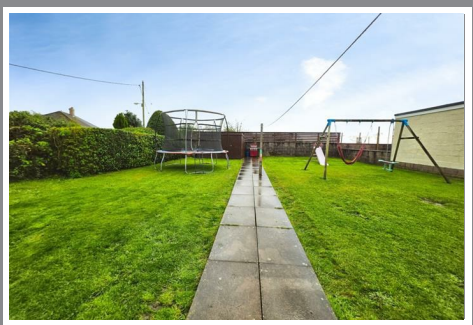

Entrance Porch
Composite double glazed entrance door to the front elevation, Two UPVC double glazed windows to the side elevations.
Tiled flooring.

Entrance Hallway
Original hard wood entrance door with stained glass window. UPVC double glazed window to the front elevation.
Access to the stairs with bespoke under stairs storage units built in. Radiator. Karndean flooring in a parquet effect.

Living Area
17' x 12'5" (5.18m x 3.78m)
UPVC double glazed bay window to the front elevation.
Recessed ceiling down lighters. Mutifuel stove with a solid Oak railway sleeper mantle and a granite hearth. Radiator. Karndean flooring in a parquet effect.

Dining Area
12' x 12'5" (3.66m x 3.78m)
Sky lantern. Aluminium double glazed bi fold doors to the rear elevation.
Recessed ceiling down lighters. Radiator. Karndean flooring in a parquet effect.

Kitchen
12'9" x 12' (3.89m x 3.66m)
UPVC double glazed window to the rear elevation. UPVC entrance door to the coal store / garage.
Recessed ceiling down lighters. Newly installed Magnet fitted kitchen having a range of wall, base and drawer units. Granite work surfaces. Inset resin sink with a mixer tap. Built in double electric oven. Built in microwave oven. Induction hob. Built in extractor hood. Integrated fridge freezer. Integrated wine cooler. LED plinth lighting. Karndean flooring in a parquet effect.

Pantry
UPVC double glazed window to the side elevation.
Plumbing for a washing machine. Fully tied walls. Karndean flooring in a parquet effect.

Coal Store
Composite entrance door to the garage. UPVC double glazed entrance door to the rear garden.

W.C
UPVC double glazed window to the front elevation.
Mid level w.c. Pedestal wash hand basin. Fully tiled walls. Radiator. Tiled flooring.

Stairs and Landing
UPVC double glazed window to the front elevation. Solid Oak hand rail with a glass balustrade. Access to the loft. Built in storage cupboard. Radiator.

Bedroom One
12'4" x 11'8" (3.76m x 3.56m)
UPVC double glazed bay window to the front elevation.
Bespoke fitted wardrobes and vanity / dresser. Fitted bedside tables. Feature wall with acoustic wall paneling. Radiator. USB power sockets.

Bedroom Two
12'6" x 12' (3.81m x 3.66m)
UPVC double glazed window to the rear elevation.
Radiator.

Bedroom Three
12'4" x 8'11" (3.76m x 2.72m)
UPVC double glazed window to the rear elevation.
Radiator.

Bathroom
UPVC double glazed window to the side elevation.
Newly installed luxurious four piece bathroom suite comprising of; a corner shower enclosure with an electric shower, a counter top sink with storage under, back to wall bath, and a recessed w.c. Brushed gold flixtures and fittings. Porcelain tiled walls. Gold heated towel rail. Extractor fan. Recessed ceiling down lighters. Porcelain tiled flooring.

Garage
9'11" x 18' (3.02m x 5.49m)
Electric garage door to the front elevation. Composite entrance door to the side elevation leading to the coal / store. Power and lighting.

Separate storage room to the rear having a composite entrance door to the side elevation.

Externally
To the front of the property is a newly laid gravel driveway providing off-road parking for up to ten vehicles. There is provision for a vehicle charging point, an external power socket, and gated side access leading to the rear garden.

To the rear, the property benefits from a generous and private garden, mainly laid to lawn with a paved patio area—ideal for outdoor seating and entertaining. The garden backs onto open fields, offering a pleasant countryside aspect and a high degree of privacy. The boundaries are well screened with mature conifer hedging.

Additional features include an outside tap and a timber shed for storage.

Additional Information
Freehold.

Council Tax Band E.

Total Floor Area: 116 Square Meters / 1248 Square Foot.

Disclaimer
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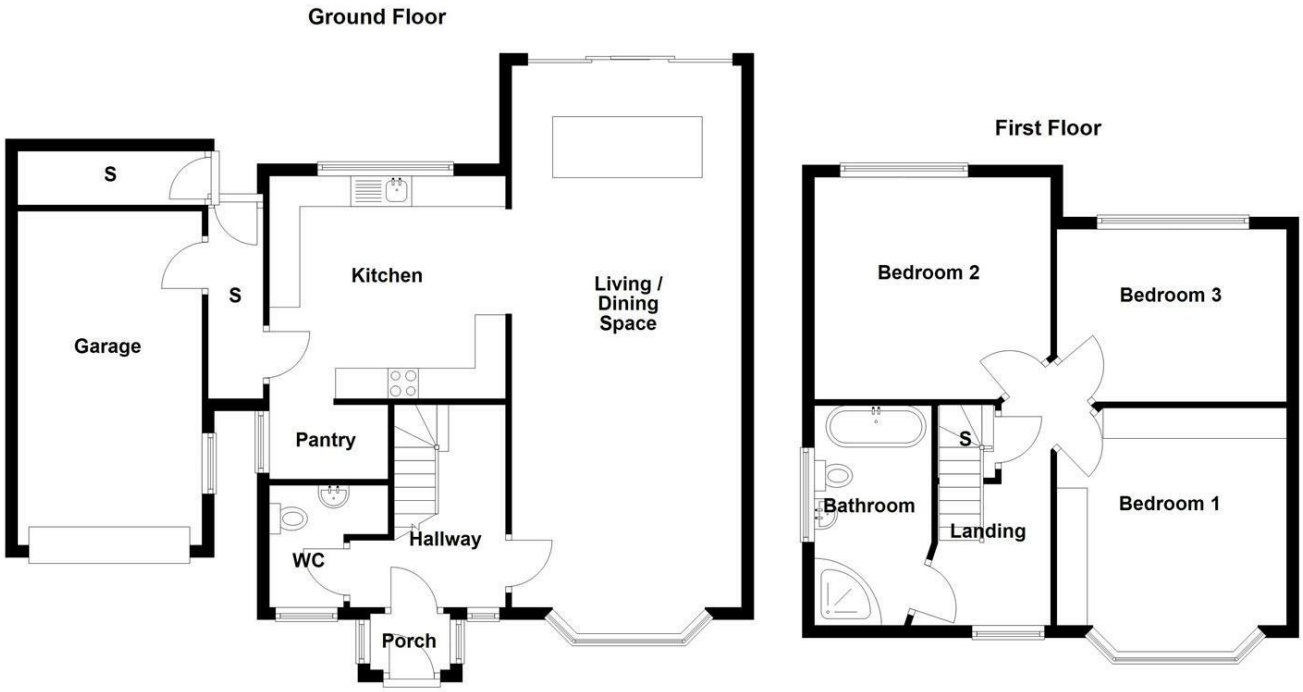
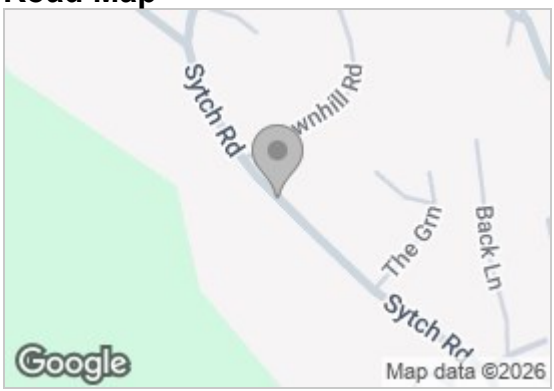
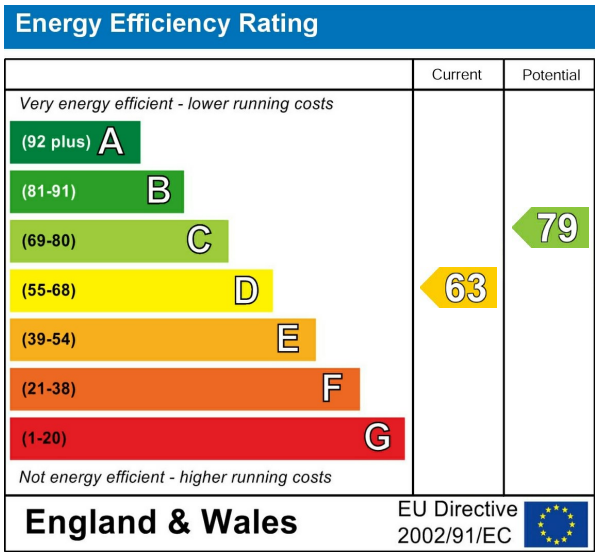

Ground Floor
S
Garage
S
Kitchen
Living /
Dining
Space
Pantry
WC
Hallway
Porch
First Floor
Bedroom 2
Bedroom 3
S
Bathroom
Landing
Bedroom 1

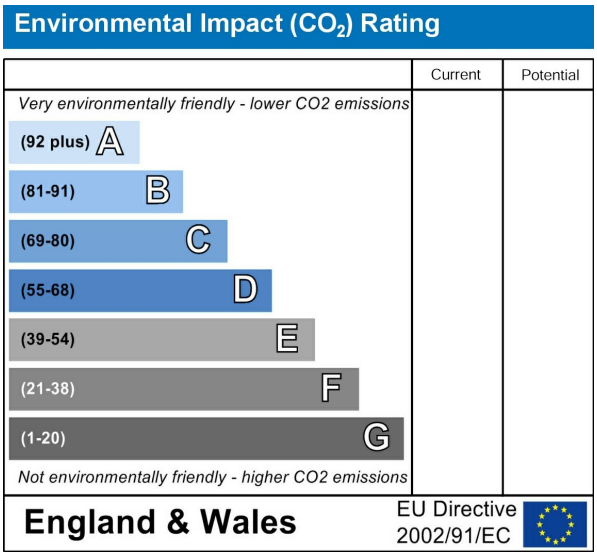
Road Map



Hybrid Map

Energy Efficiency Graph





Viewing

Please contact our Carters Estate Agents Office
on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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