



Weydown

Hexham Old Road



Weydown, Hexham Old Road, Ryton, NE40 3JH

Weydown is positioned in the delightful village of Ryton, offering excellent transport links into Newcastle City Centre, the Tyne Valley, County Durham & the A1 Motorway, with the home being nestled in this long established residential street and only a short walk away from excellent local amenities, shopping and a wealth of countryside parks.

Upon entering the property, you are immediately welcomed by a charming tiled porch which sets a wonderfully warm and inviting tone. This leads seamlessly into the elegant main hallway, which in turn opens into the most delightful living room. This beautiful space is flooded with natural light from the stunning south facing bay window, complete with stylish shutters while the attractive fire surround creates an incredibly cosy and sophisticated focal point. The engineered wood flooring running throughout further enhances the room's warmth and appeal.

Continuing through the hallway, there is useful understairs storage before entering what is undoubtedly one of the standout features of the home, the spectacular kitchen/diner. This breathtaking space has been designed to an exceptional standard and perfectly blends contemporary styling with classic charm. The shaker style kitchen is elegant and incorporates integrated appliances including a dishwasher and fridge freezer, alongside a beautiful Belfast sink, tasteful panelling and crisp white tiled splashbacks surrounding the striking Lacanche oven which is available by separate negotiation. The dining and entertaining area offers an abundance of versatile space for both formal dining and relaxed living, beautifully illuminated by two Velux windows and stunning double doors which frame the magnificent rear garden views. The kitchen also benefits from a thoughtfully designed built in larder, while a door leads through to a superb utility room continuing the same refined aesthetic. This practical yet beautifully finished space includes additional built in storage, a sink and even a bespoke dog shower, with further access to the downstairs WC and integral garage.





The staircase to the first floor is beautifully presented with a tasteful runner and elegant rail, leading to the principal bedroom, second bedroom, and luxurious bathroom suite. The principal bedroom is a wonderfully charming and tranquil retreat, featuring a bespoke fireplace with original floor tiles, beautiful wood flooring, built in wardrobes and cleverly concealed wall storage. One of the wardrobe doors even opens into a delightful walk in wardrobe area. The second bedroom is also exceptionally well proportioned and enjoys a peaceful rear aspect with truly breathtaking views across the beautifully landscaped garden and the stunning Ryton countryside beyond. The bathroom has been exquisitely designed and finished to an outstanding standard. Features include a beautifully tiled and panelled suite, a freestanding bath, a walk in shower and a stunning vanity sink complete with solid brass Crosswater taps.

Externally, the property continues to impress. On the front, there is a driveway providing parking for multiple vehicles, a single garage and a wonderfully planted south facing town garden bursting with colour and charm. The rear garden is truly extraordinary, lovingly landscaped and flourished with an abundance of mature plants and flowers. The garden gently leads down to an extended offshoot incorporating a vegetable patch. The views from this part of the garden are spectacular and create a peaceful setting.

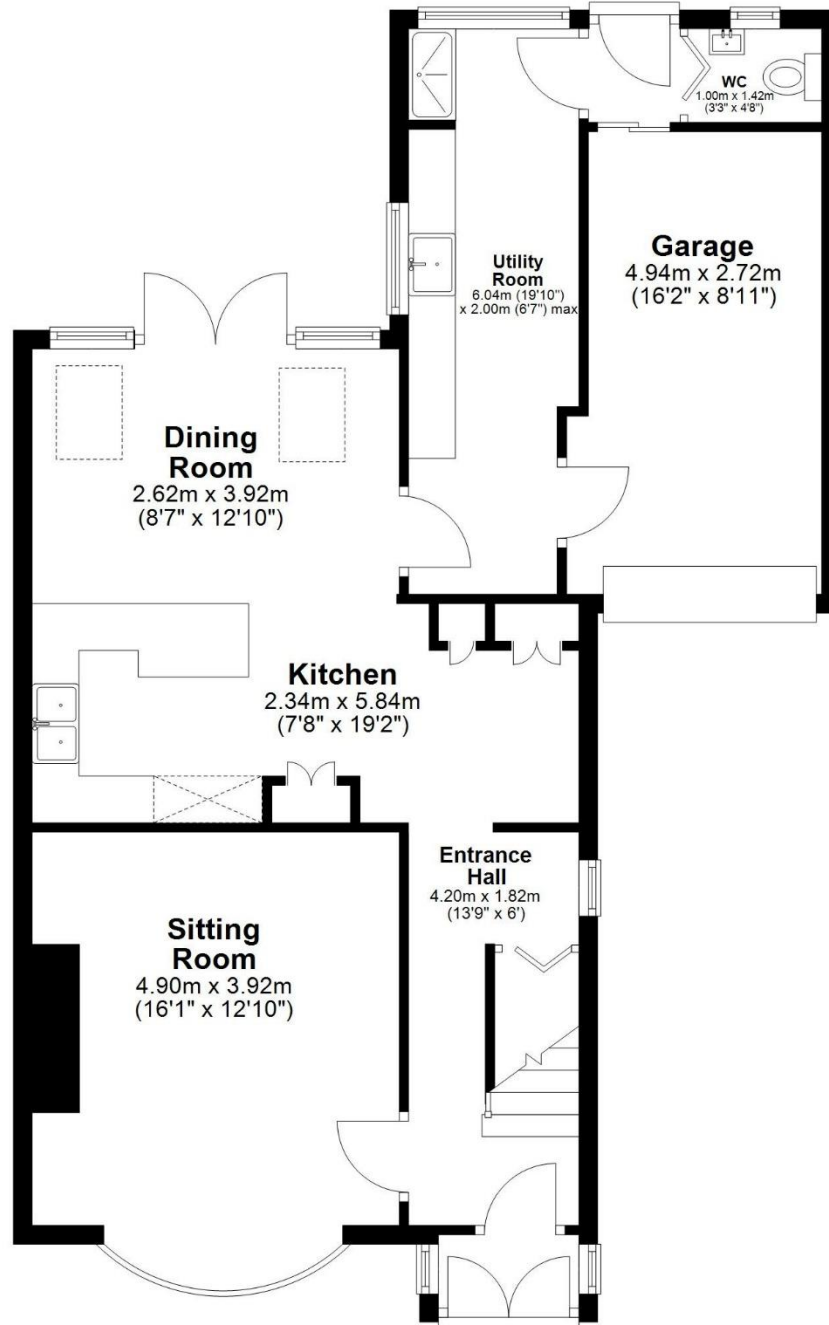
Services | Mains; Electricity, Gas, Water, Drainage | Tenure; Freehold | Council Tax: Band C | EPC Rating; TBC

Price Guide: Offers Over £285,000



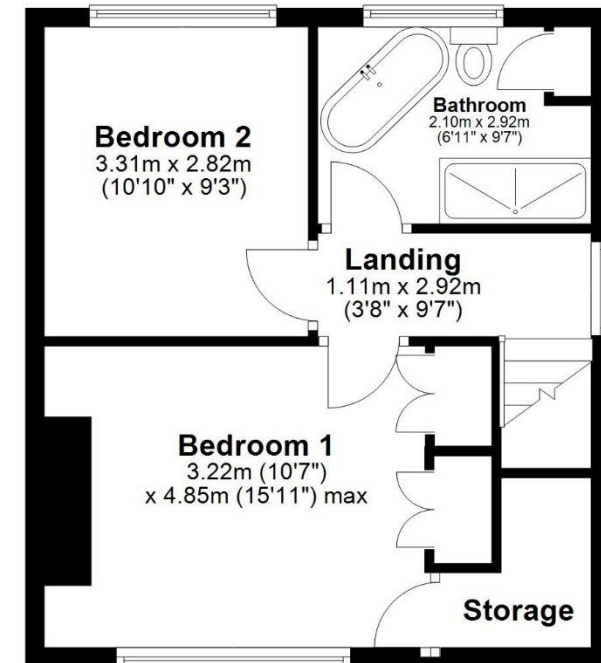
Ground Floor

Approx. 78.2 sq. metres (841.6 sq. feet)



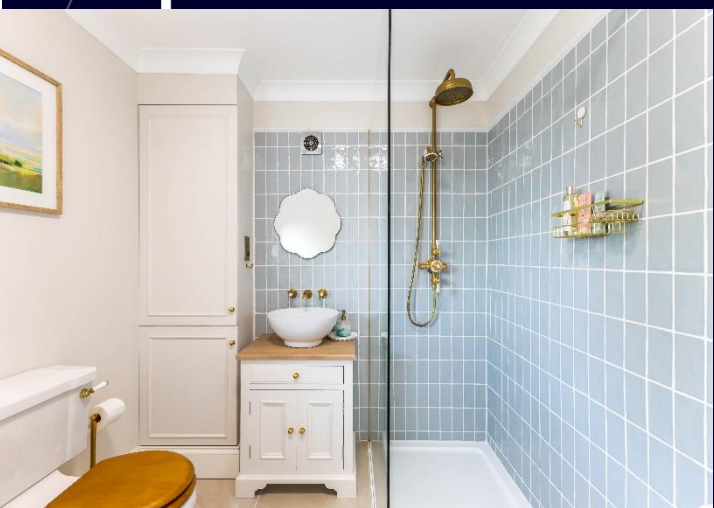
First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Total area: approx. 116.9 sq. metres (1258.8 sq. feet)

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