

The background of the image is a dark, moody photograph of a modern kitchen. On the left, there is a large window or glass door that looks out onto a bright, possibly snowy, outdoor area. The kitchen features white cabinetry and a countertop. The overall lighting is low, creating a sophisticated and contemporary atmosphere.

mill

close







## Mill Close, Cushycow Lane, Ryton

Mill Close is an exclusive development of just three beautifully designed three-bedroom dormer bungalows, positioned to the southern periphery of the sought after village of Ryton. This quiet and desirable setting offers a rare opportunity to enjoy high quality, new build living within a well-established and highly regarded village location.

Ryton is known for its strong sense of community, village charm and excellent everyday amenities. The village centre provides a range of local shops, cafés, traditional pubs and eateries, alongside a library and regular community events. The area is particularly popular with families and downsizers alike, benefiting from well-regarded schools, sports clubs and recreational facilities. Surrounded by open countryside and green spaces, Ryton offers easy access to scenic walks including the nearby Ryton Willows Local Nature Reserve, riverside paths along the Tyne and the renowned National Trust Gibside Estate, making it ideal for those who value outdoor living.

Despite its peaceful character, Ryton is exceptionally well connected. Cushy Cow Lane provides convenient access to the A694 and A1, allowing straightforward travel to Newcastle upon Tyne, Gateshead and the wider North East region. Regular bus services operate through the village, while nearby Blaydon and Wylam railway stations offer further commuting options. Newcastle International Airport is also within comfortable reach.

Each home at Mill Close has been thoughtfully designed to combine timeless architectural appeal with modern practicality. Built to a high level of specification, the properties offer generous and flexible accommodation, ideal for contemporary living. Energy efficiency has been a key consideration, with A-rated EPCs, air source heat pump heating systems and electric vehicle charging points ensuring these homes are both economical and future-ready.

The interiors reflect a commitment to quality and design. Stylish Schüller kitchens provide a sleek and functional heart to each home, while the bathrooms are finished with premium Duravit sanitaryware complemented by elegant Porcelanosa tiling. Attention to detail is evident throughout, with high-quality fixtures and finishes creating a refined and comfortable living environment.

Externally, each property enjoys spacious landscaped gardens, thoughtfully designed to offer both privacy and usability. Lawned areas are complemented by patio spaces, providing the perfect setting for outdoor dining, relaxation and entertaining throughout the warmer months.

Mill Close on Cushy Cow Lane represents a rare opportunity to secure a luxury new-build dormer bungalow in one of Ryton's most desirable locations.





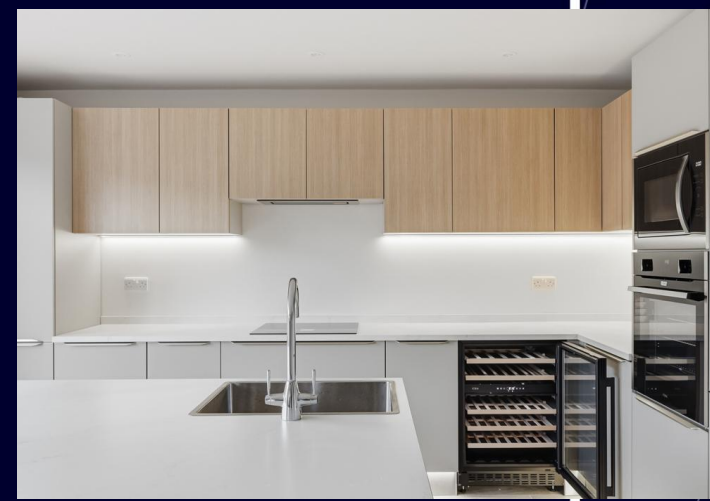
## Plot 1, Mill Close

This thoughtfully designed home offers flexible living that perfectly suits both growing families and early downsizers seeking comfort and future-proof practicality.

Arranged over two floors, the property combines generous living space with adaptable accommodation to meet changing lifestyle needs.

The ground floor features a welcoming hallway leading to a spacious lounge and a bright open-plan kitchen and dining area, ideal for everyday living and relaxed entertaining. A particular highlight is the ground floor bedroom with en-suite shower room, providing an excellent option for guests or convenient single level living. Practical additions include a separate utility room, a downstairs WC, and internal access to the garage.

Upstairs, the home offers two further well proportioned bedrooms arranged around a central landing, along with a luxurious master bathroom. In addition to these rooms, there is a versatile study/snug room which provide comfortable space for hobbies or working from home.





Combining space, flexibility, and ease of living, this home is ideal for families planning ahead and downsizers looking to retain room for visitors offering a property that can be enjoyed for many years to come.

Externally, there is a block paved driveway to the front leading to the single integral garage and to the rear a turfed garden with a paved patio seating area.

Positioned just off Cushy Cow Lane in Ryton, Mill Close is ideally located with local shops, amenities and restaurants close by. Blaydon lies approximately 2.5 miles away, offering additional retail facilities, a supermarket and a railway station with direct links between Newcastle and Carlisle. The Metrocentre is also within easy reach (around 4.5 miles), while Newcastle City Centre is approximately 8.5 miles away, providing an extensive range of shopping, bars and restaurants, as well as Newcastle Central Station for national rail services to Edinburgh and London.

**Price Guide: Offers Over £495,000**





Floorplan to be included



# Specification

## Construction

- Traditional build
- Brick - new Ivanhoe cream
- Concrete tile roof - smooth grey Marley Edgemere
- UPVC double glazed windows
- Aluminium bifold patio doors
- Composite front and rear door

## Efficiency

- Air source heat pump
- Central heating
- Underfloor heating to ground floor
- Radiator with thermostat to all other rooms (except bathrooms)
- High levels of insulation and air tightness

## External

- Tegula block paving on drive
- Paving to front and rear pathways
- Turf with fenced boundary
- Electric garage door

## Electrical

- External lights to front and rear
- EV car charging
- Alarm system
- Mix of pendants and downlights throughout

## Internal

- White oak internal doors and staircase
- Ceramic tiled flooring throughout entrance, kitchen, dining and utility
- Carpet in bedrooms
- Emulsion finish

## Kitchen & Utility:

- Bespoke Schuller kitchen with matching utility
- Base and wall units
- Fridge, freezer, dishwasher, wine cooler, microwave, oven, induction hob, extractor
- Under unit light
- Kitchen appliance warranty
- Plumbing for washing machine and tumble dryer in utility

## Bathrooms:

- Fully tiled bathroom and en-suite with Porcelanosa tiles
- Grohe bathroom fixtures and fittings
- Chrome fixtures throughout all bathrooms
- Duravit sanitary ware
- Vanity storage
- Heated towel rails
- Mirror

## Other:

- ICW warranty



# SANDERSON YOUNG

Regional Gosforth Office  
95 High Street | Gosforth  
Newcastle upon Tyne | NE3 4AA  
[gosforth@sandersonyoung.co.uk](mailto:gosforth@sandersonyoung.co.uk)  
0191 213 0033