



## Barmoor Lane

### Ryton

This Stunning and stylish five bedroom detached property is available on the much sought after Barmoor Lane, the property is a more modern build than others on the Lane, with breathtaking Tyne Valley Views and large gardens. The property comprises of entrance hall, downstairs WC, and staircase with stylish glass balustrade. The hall way leads on to a superb kitchen, with a wide selection of units with granite work surfaces, kitchen island and Range style cooker. The kitchen is open plan to a superb sun room with views over the garden and valley. Separate to the kitchen is a large walk in pantry and separate utility room which gives access to the double garage. There is a large family dining room with attractive gas fire and a formal dining room. To the first floor, three of the five bedrooms offer double accommodation, fitted wardrobes and En suite shower rooms. There is a further double bedroom and a fifth single room. The family bathroom is modern in style and has a four piece bathroom suite with the bath perfectly positioned to enjoy the views across the valley. There is a lower level which has the potential to be used for a number of different purposes with French doors to the garden, there is also a WC and utility space on this level. Externally the rear garden is the perfect spot for summer entertaining, mostly laid to lawn with the addition of a fantastic terrace for sitting. There is off street parking available to the front. This property simply must be viewed to be appreciated. Call us now to arrange a viewing and avoid disappointment.

## Guide Price: £585,000

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# Cromdale

Barmoor Lane, Ryton, NE40 3AN

The accommodation:

Entrance:

Composite door to the front and radiator.

WC Cloaks:

UPVC sash window, low level wc, vanity wash hand basin, fully tiled and heated towel rail.

Hallway:

Cloaks cupboard, under stairs storage, coving to ceiling, two ceiling roses and radiator.

Lounge: 19'10" 6.05m x 16'5" 5.00m into alcove

UPVC French doors to the rear terrace, ceiling rose, coving to ceiling, gas fire with surround, two radiators and French doors to;

Dining Room: 16'3" 4.95m x 12'6" 3.81m

UPVC sash windows to the front, staircase to lower level and radiator.

Breakfasting Kitchen: 16'3" 4.95m x 13'7" 4.15m

Fitted with a range of matching wall and base units with granite work surfaces above incorporating one and a half bowl sink unit with drainer, tiled splash backs, range style cooker, kitchen island, coving to ceiling, radiator and open plan to;

Sun Room:

UPVC windows, UPVC French doors to the rear, valley views and radiator.

Pantry:

Large walk in pantry fitted with wall and base units.

Utility Room:

UPVC Door to the garden, access to garage, fitted with wall and base units and plumbed for washing machine.

Stairs to Lower Level:

Basement Room: 35'11" 10.68m x 15'2" 4.62m

UPVC French doors to the garden, three radiators, wc, wash hand basin and a utility area.

First Floor Landing:

Glass banister and skylight.

Bedroom One: 17'11" 5.46m max x 12'7" 3.84mm plus robes

UPVC window with Tyne Valley Views, fitted wardrobes, coving to ceiling, ceiling rose and radiator.

En Suite:

UPVC window, large walk in shower, low level wc, wash hand basin and heated towel rail.



Bedroom Two: 17'11" 5.46m max x 12'8" 3.86m max  
UPVC sash windows, fitted wardrobes and radiator.

En Suite:

Skylight, large walk in shower, low level wc, vanity wash hand basin and heated towel rail.

Bedroom Three: 15'10" 4.83m plus robes x 10'1" 3.07m  
UPVC sash windows, fitted wardrobes and radiator.

En Suite:

Skylight, large shower cubicle, vanity was hand basin, heated towel rail and radiator.

Bedroom Four: 17'11" 5.46m x 11'5" 3.48m  
UPVC window, built in storage and radiator.

Bedroom Five: 9'11" 3.02m x 9'1" 2.77m into bay  
UPVC sash window and radiator.

Bathroom wc:

UPVC window with Tyne Valley views, bath, shower, low level wc, wash hands basin, cupboard and heated towel rail.

Externally:

To the rear of the property there is a large garden laid to lawn with a patio area. To the front there is a driveway providing off street parking leading to;

Double Garage;

With power and electric.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: F

EPC Rating: C

RY00004148/V5/EW/26.06.2023/V.1.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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