



## 16 Ryecroft Way

Wooler, Northumberland, NE71 6BW

Offers In The Region Of £365,000

A superb opportunity to acquire this stunning stone built five bedroom Victorian townhouse, conveniently located within easy walking distance of the centre of this highly sought after Northumberland town. Arranged over three floors, the accommodation effortlessly blends period character with modern convenience. Original features include ornate cornicing and coving, deep skirting boards and an elegant staircase, all complemented by the comforts expected of contemporary living.

The accommodation comprises of a vestibule, which leads into the welcoming entrance hall, door from the hall into a spacious sitting room with an inglenook fireplace housing a log burning stove, along with a bay window at the front. The traditional farmhouse style kitchen is well equipped with an electric range cooker, a freestanding dresser and ample space for a table and chairs. The kitchen flows into the stunning sun lounge, a bright and airy space with windows on three sides, skylights and French doors opening onto the garden and a log burning stove, ensuring it can be used all year round. A utility room and modern shower room complete this level.

On the first floor are three bedrooms, two generous doubles including a principal bedroom with a large bay window, also on this level is a modern shower room. The upper floor provides two additional bedrooms, ideal as a home office/workroom, enjoying superb open views over the surrounding countryside. The property has full double glazing and gas central heating.

Externally, the property has an attractive lawn gardens at the front and side, with mature shrubs and well stocked flowerbeds. At the rear, is a vegetable garden and garden shed which sits behind a double garage, with additional parking available for two vehicles.

If you are looking for a period house in a sought after location, look no further than this dwelling. Contact our Wooler office to arrange a viewing.



## Vestibule

6'1" x 4'4" (1.85 x 1.32)

Entrance door at the front leading to the vestibule, which has a glazed door to the entrance hall.

## Entrance Hall

12'2" x 4'4" (3.71 x 1.32)

Attractive staircase leading to the first floor landing, the hall has a central heating radiator, two power points and a smoke detector (mains electric).

## Sitting Room

18'0" x 13'6" (5.49 x 4.11)

A spacious reception room with ornate coving and a ceiling rose and a bay window at the front and single window to the side. Attractive inglenook fireplace with an oak surround and a log burning stove sitting on a marble hearth. Three central heating radiators. Twelve power points and a television point.

## Kitchen/Breakfast Room

12'10" x 14'7" (3.91 x 4.45)

Fitted with a superb range of traditional free standing kitchen units, which includes a dresser, a Belfast sink with mixer tap and cupboards below and to the side and solid oak worktop surfaces with drainer. Window at the rear and side of the house. Electric Aga with a cooker hood above. Built-in understairs cupboard, a central heating radiator and ten power points. Coving on the ceiling, a central ceiling rose and a heat detector (mains electric).

## Sun Room

20'0" x 11'9" (6.10 x 3.58)

The sunroom is built with locally sourced "Doddington stone" to match the house and was supplied by Hutton Stone to special order. A superb addition onto the side of the house has windows on three sides, three large skylights and double French doors making it a bright and airy room and taking advantage of the views over the gardens. This multifunctional room has a feature stone wall, a modern log burning stove, two modern central heating radiators and ten power points.

## Rear Hall

7'8" x 3'2" (2.34 x 0.97)

Built-in cloaks storage cupboard, a doorway to the utility room and a partially glazed entrance door at the side of the house.

## Utility Room

7'8" x 7'4" (2.34 x 2.24)

Fitted with an excellent range of wall and floor storage cupboards with granite effect worktop surfaces. Stainless steel sink and drainer below the window at the side. Plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted Worcester combination boiler. Central heating radiator and five power points.

## Shower Room

7'4" x 4'11" (2.24 x 1.50)

Fitted with a modern white three piece suite, which includes a low level toilet with soft close seat and lid. Wash hand basin with light above. Built-in double Mira shower cubicle. Heated towel rail and a Levante wall heater. Frosted window to the rear.

## First Floor Landing

22'4" x 6'10" (6.81 x 2.08)

A split level landing with a window at the side and stairs to the second floor landing. Central heating radiator, five power points and a telephone point. Smoke detector (mains electric).

## Shower Room

7'2" x 4'8" (2.18 x 1.42)

Fitted with a modern white three-piece suite, which includes a shower cubicle with a Mira electric shower, a wash hand basin with mirror and light above and towel ring to the side. Toilet with soft close seat and lid. Frosted window to the side, a central heating radiator and a corner medicine cabinet.



## Bedroom 1

18'2" x 11'3" (5.54 x 3.43)

A large double bedroom with a bay window at the front and a window to the side enjoying views over the surrounding areas. Central heating radiator and eight power points.

## Bedroom 2

13'0" x 11'3" (3.96 x 3.43)

Another dual aspect double bedroom with a window at the rear and side of the house. Central heating radiator and six power points.

## Bedroom 3

9'6" x 6'11" (2.90 x 2.11)

A single bedroom with a window at the front with lovely open views. Central heating radiator and four power points.

## Second Floor Landing

11'4" x 5'4" (3.45 x 1.63)

With a Velux window at the rear and a built-in storage cupboard. Access to the loft, one power point and a smoke detector (mains electric).

## Bedroom 4

12'4" x 8'3" (3.76 x 2.51)

A double bedroom with a Velux window at the rear with views of the surrounding countryside. Central heating radiator, eight power points and a telephone point.

## Bedroom 5

13'9" x 10'11" (4.19 x 3.33)

Another good sized double bedroom with a walk-in double wardrobe and storage cupboard. Central heating radiator, a Velux window at the front and six power points.

## Double Garage

16'2" x 17'1" (4.93 x 5.21)

A double garage located at the rear of the house with parking for two cars in front. Two single up and over doors at the front. The garage has lighting and power connected.

## Gardens

Good sized landscaped gardens at the front and side of the house which have been mainly laid to informal lawns, with well stocked flowerbeds and shrubbery surrounds. Private fully enclosed rear yard, which is a real sun trap. At the rear of the garage is a vegetable garden with a garden shed.

## General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings, curtains and blinds are included in the sale.

Council tax band B.

Tenure-Freehold.

Energy rating D.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

## FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

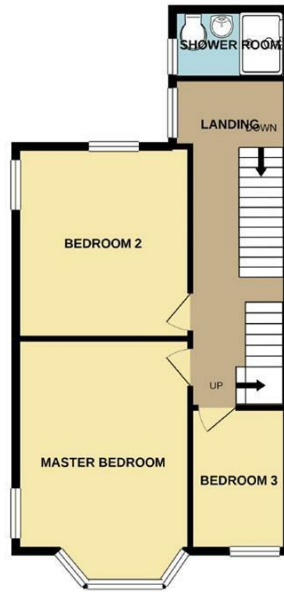




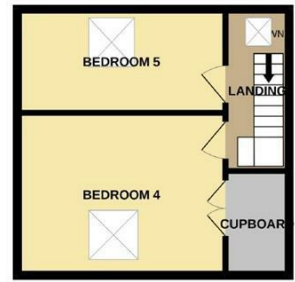
GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



2ND FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 1765 sq.ft. (163.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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