



**Ryton**

Mainsforth, DL17 9AA

youngsRPS 

# Ryton Mainsforth DL17 9AA

**O.I.R.O: £695,000**

Built in 1909 Ryton house is sure to wow with both its history and modernisations. Set in just over 1 acre of private gardens in the much-desired village of Mainsforth, the property has views of the extensive countryside. With a spacious kitchen and utility, 5 double bedrooms, 3 reception rooms, beautiful family bathroom, loft accommodation and last but not least a purpose-built tennis court, it's a must to be seen.

- Detached 5 Bedroom House
- Extensive landscaped garden
- 3 Reception Rooms
- Desirable location
- Private tennis court
- Retains original features
- Energy efficiency rating = F (36)

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Sedgefield

01740 617377



## DESCRIPTION

Steeped in history we are delighted to offer this wonderful spacious and unique family home, Ryton House, which retains many of its original features. The property is entered from the front vestibule and into a hallway with ceiling roses keeping in line with the tradition of the house. To the left of the hall is the grand reception room, with a bay window to the front elevation and 2 large windows to the side allowing plenty of natural light. The room is complimented with wooden flooring and a gas fire with a grey marble hearth and white surround. To the right of the entrance hallway is the second reception room, a bright but cosy room with a bay window to the front and a gas fire place with marble hearth and wooden surround. Leading from the second reception room is the spacious kitchen which is fitted with a comprehensive range of solid wood wall and base units with contrasting dark granite worktops extending to a large breakfast bar.

The kitchen has many integrated features including a wine racks, a built in Neff coffee machine, microwave, fridge, dishwasher, Neff induction hob and self-clean grill oven with a warming tray beneath and a double sink unit. A utility room leads off the kitchen fitted with wall storage cupboards, has space for a washing machine (with plumbing), condensing tumble dryer, and for a free-standing fridge and freezer. To the rear of the hallway there is under stair storage cupboard and also an external door leading to the rear patio and gardens. Situated to the rear of the property there is a large family dining room which the current owner also uses as a study, and which has an abundance of natural light from the multiple windows. A modern fully tiled downstairs WC with sink and chrome radiator completes the ground floor.

On the first floor you will be wowed by the beautiful gallery landing with 2 picture windows overlooking the tennis court and rear gardens. There are 2 double bedrooms, 1 with a sink unit both are light, bright rooms with views over the countryside. Up 4 steps to another large gallery landing are another 3 larger double bedrooms with 2 having built in wardrobes and vanity units. The

master bedroom is situated to the front of the house and has a range of built in wardrobes and a dressing unit. There is a stunning large family bathroom, comprising of a tile fronted bath with shower mixer tap, large spa jet shower cubicle, wash basin set into vanity unit, WC also set into a vanity unit, and finished to a luxurious design with half wall tiles. A white spindle and oak rail stair-case leads to the 2nd floor and has the bonus of an under-stair storage cupboard, ideal for linens. The 2nd floor has been converted into useful loft accommodation with the natural beams, Velux windows and one with the original shape circular window. There are 2 rooms with full height doorways providing spacious storage too.

## EXTERNAL

The well-kept front and side gardens are enclosed both with fence and hedged boundaries and are mainly laid to lawn with an abundance of mature plants and shrubs. A driveway leads to a large double garage with electric up and over door and parking for 4 cars. There is a large garden house with loft and access ladder for storage and is finished with French doors overlooking a large patio, gardens and tennis court. The tennis court is finished with hardcourt surface and enclosed wire surround with gated access. It is a beautiful landscape garden making it a wonderful space for both families and for entertaining.



## LOCATION

Mainsforth is a popular village surrounded by open countryside and sits on the outskirts of Ferryhill and Bishop Middleham. Within easy access to the A177, A19 and A1(M) Many residents use the local amenities of Bishop Middleham including infant and primary schools, public houses, post office/general dealers, church and village hall.

## SERVICES

Mains electricity, water and drainage are connected. Oil fired central heating to radiators also supplying the domestic hot water.

## CHARGES

Durham County Council tax band F.

## VIEWINGS

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS, Sedgefield on 01740 617377







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F	32	
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	
England, Scotland & Wales			









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**Hexham**  
 Priestpopple, Hexham,  
 Northumberland, NE46 1PS  
 T: 01434 608980 / 609000  
 mail.hexham@youngsrps.com

**Newcastle**  
 Shakespeare House, 18 Shakespeare St,  
 Newcastle upon Tyne, NE1 6AQ  
 T: 0191 2610300  
 mail.newcastle@youngsrps.com

**Alnwick**  
 31-33 Bondgate Within,  
 Alnwick, NE66 1SX  
 T: 01665 606800  
 mail.alnwick@youngsrps.com

**Sedgefield**  
 50 Front Street, Sedgefield,  
 Co. Durham, TS21 2AQ  
 T: 01740 622100 / 617377  
 mail.sedgefield@youngsrps.com

**Northallerton**  
 80-81 High Street, Northallerton,  
 North Yorkshire, DL7 8EG  
 T: 01609 773004 / 781234  
 mail.northallerton@youngsrps.com