



Kyo Cottage

Kyo Hall, Kyo Lane

- Two Bedroom Link Detached Cottage
- Ground Floor WC & Utility Room
- Garden with Studio/Hobby Room

£ 249,950

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BEAUTIFUL DETACHED COTTAGE IS AVAILABLE FOR SALE ON THE EXCLUSIVE 'KYO HALL' DEVELOPMENT NEAR GREENSIDE. THIS VERY SPECIAL CONVERSION OF FOUR LUXURY COTTAGES IS ARGUABLY THE MOST EXCITING COLLECTION OF PROPERTIES ROOK MATTHEWS SAYER HAVE HAD FOR SALE TO DATE. THE PROPERTIES ARE CURRENTLY WORK IN PROGRESS, EACH BEING INDIVIDUALLY UNIQUE AND OFFER STYLISH AND GENEROUSLY PROPORTIONED LIVING ACCOMMODATION BOASTING BEAUTIFUL TRADITIONAL FEATURES, CAST IRON MULTI FUEL STOVES, MAGNIFICENT KITCHENS, BATHROOMS AND UTILITY AREAS, OUTSTANDING VIEWS OVER THE TYNE VALLEY AND ONCE COMPLETED ALSO LANDSCAPED GARDENS AND PARKING. WE ADVISE ANY PROSPECTIVE BUYER TO MAKE AN APPOINTMENT TO VIEW URGENTLY AS WE EXPECT THESE PROPERTIES TO SELL OUT VERY QUICKLY. ONCE COMPLETE THIS UNIQUE PROPERTY WILL BRIEFLY COMPRISE OF: ENTRANCE DOOR LEADING TO MAGNIFICENT LOUNGE WITH FEATURE FIREPLACE AND MULTI FUEL STOVE, BREAKFASTING KITCHEN LEADING TO UTILITY ROOM AND GROUND FLOOR W.C. STAIRS LEAD TO THE FIRST FLOOR LANDING, STYLISH MODERN FAMILY BATHROOM AND TWO GENEROUSLY PROPORTIONED BEDROOMS. EXTERNALLY THE PROPERTY WILL BENEFIT FROM A COURTYARD TO THE FRONT, FABULOUS DETACHED GARDEN WITH DETACHED STUDIO/PLAY ROOM AREA AND PARKING FOR AT LEAST TWO CARS. The accommodation:

Lounge:

20' 2" (6.15m) x 15' 8" (4.78m) (max) (Open Plan) Double glazed window to the front, double glazed door to the front, (will also be a porch to the front), feature fireplace with cast iron multi fuel stove and stairs to first floor.

Kitchen:

15' 9" (4.8m) x 9' 6" (2.9m) (max) Double glazed window to the front and side.

Utility Room:

10' 1" (3.07m) x 5' 7" (1.7m) (max) Double glazed window and door to the side, door to;

Ground Floor WC:

Double glazed window to the side.

First Floor Landing:

Velux window.

Bedroom:

15' 9" (4.8m) x 9' 11" (3.02m) (max) Double glazed dormer window to the front.

Bedroom:

15' 10" (4.83m) x 9' 5" (2.87m) (max) Double glazed dormer window to the front.

Family Bathroom:

Velux window.

Externally:

There is a detached garden with a studio/hobby room providing storage. There is off street parking for 2 cars maybe more.

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R102 Ravensworth 01670 713330



Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C	75	75
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
Scotland EU Directive 2002/91/EC			Scotland EU Directive 2002/91/EC		

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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