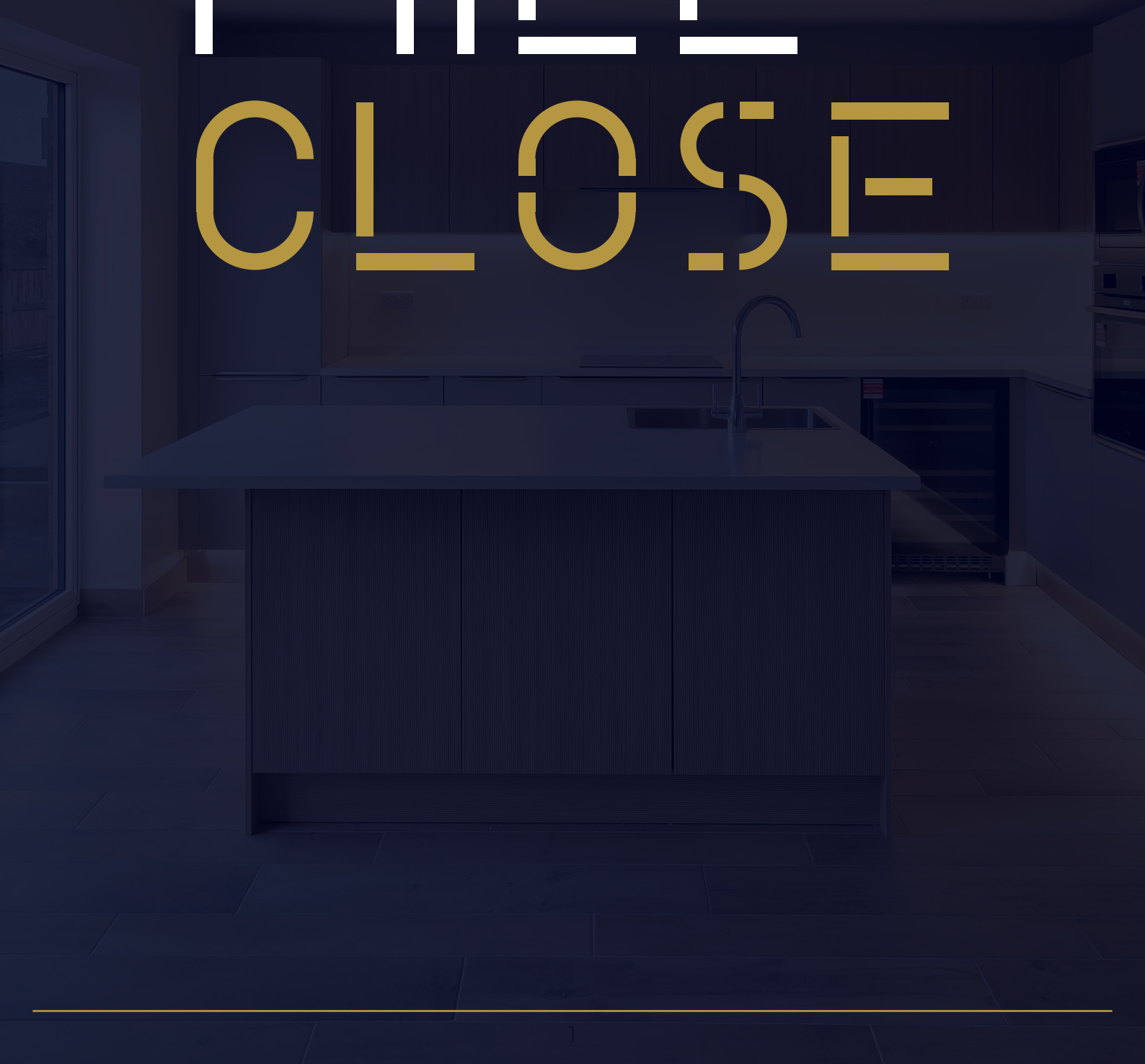

MILL CLOSE



MILLCLOSE



3 Luxury Detached Homes High Energy Efficiency Built To An Exceptional Standard

Cushy Cow Ln, Ryton NE40 3HE
Blaydon - approximately 2.5 miles away,
The Metrocentre - approximately 4.5 miles away
Newcastle City Centre - approximately 8.5 miles away
The property benefits from a 10 Year Structural Warranty from ICW.



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.

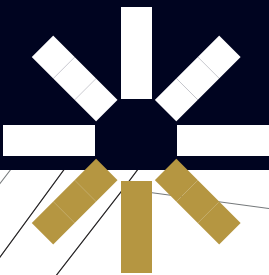
The interiors reflect a commitment to quality and design. Stylish Schüller kitchens provide a sleek and functional heart to each home, while the bathrooms are finished with premium Duravit sanitaryware complemented by elegant Porcelanosa tiling.

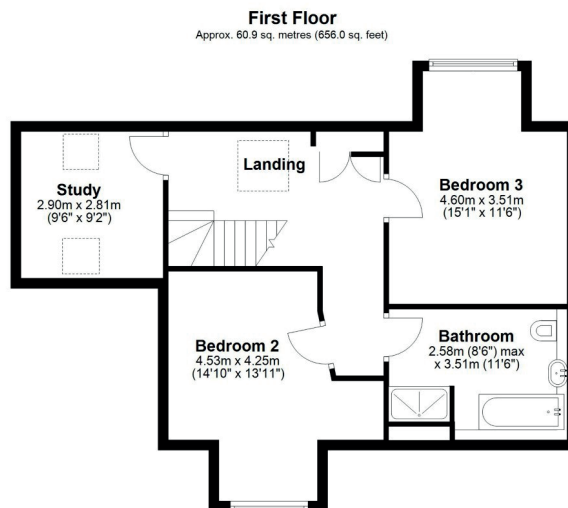
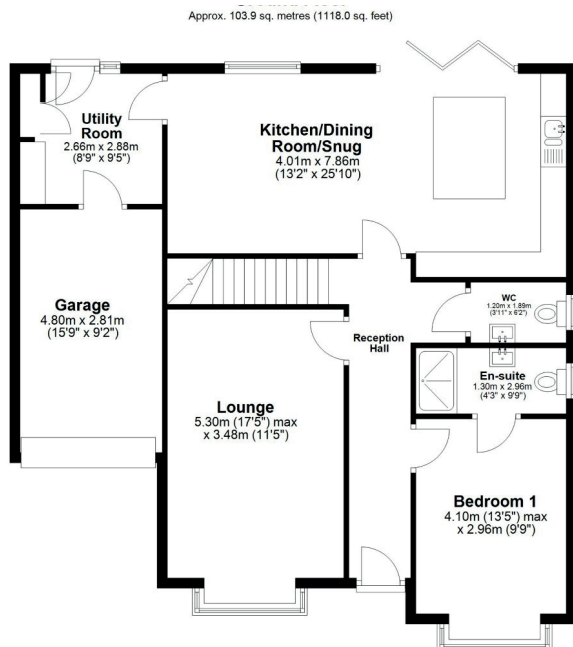
Attention to detail is evident throughout, with high-quality fixtures and finishes creating a refined and comfortable

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.

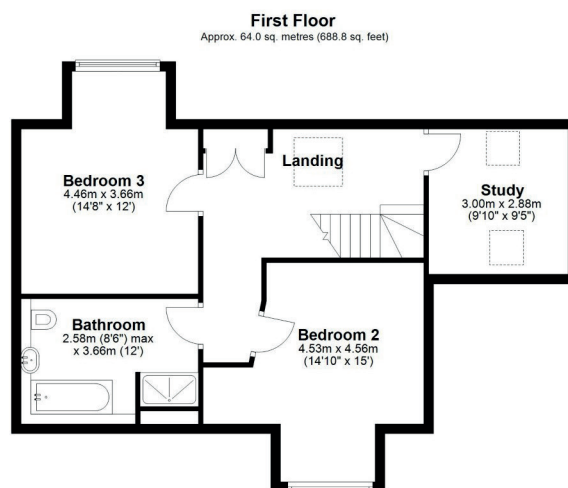
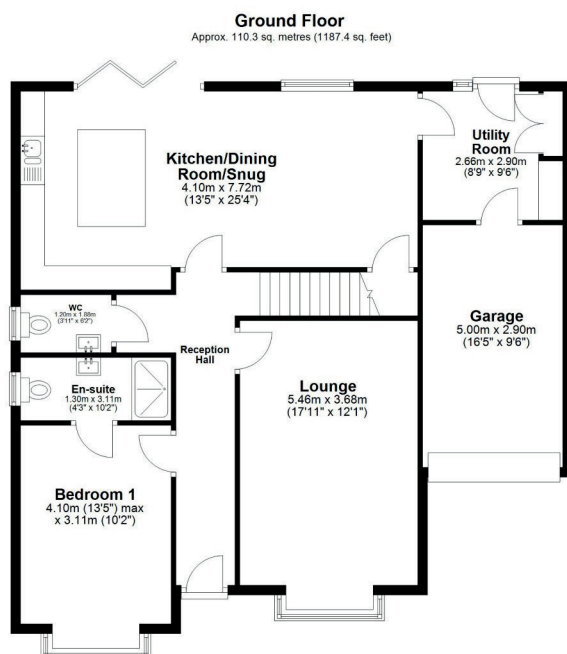
Site Plan &
Floor Plans





Total area: approx. 164.8 sq. metres (1774.0 sq. feet)
Plot 1 Mill Rise, Ryton

Plot 1



Total area: approx. 174.3 sq. metres (1876.2 sq. feet)
Plot 2 Mill Rise, Ryton

Plot 2



*The Ultimate
Kitchen Diner*



Bespoke Schuller kitchen with matching utility





White oak internal doors and
staircase

Hall & Lounge





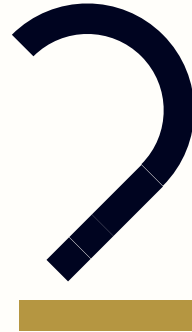
Bedroom 1 & Ensuite



Chrome fixtures throughout all bathrooms



Bedroom 2 & Family Bathroom







Bedroom 3 & Landing

Traditional build with high levels of insulation and air tightness





Specifications

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

Other:

- ICW warranty



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





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