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DARRAS HALL
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128 Runnymede Road, Darras Hall, NE20 9HN

Energy Efficiency Rating: C



**128 Runnymede Road
Darras Hall
NE20 9HN**

A superb six bedroom modern mansion house set in landscaped grounds extending to circa. 1.2 acres on one of the most prestigious roads in the North East of England.

The property was designed to exacting standards by the current owners, taking full advantage of the views over the river Pont and the open countryside beyond and offers elegant living rooms with high corniced ceilings, sash windows, traditional style marble fireplaces, and luxury high quality fittings.

The accommodation briefly comprises to the ground floor; entrance vestibule which leads into the imposing marble floored reception hall with an elegant oak staircase to the first floor landing and a secondary staircase down to the ground floor leisure suite, large storage cupboard, cloaks/WC, formal dining room, morning room, study, and inner hall way accessing the drawing room with views over the River Pont, family dining room, luxury kitchen and laundry room. From the reception hall stairs lead down to the lower ground floor with marble floored hallway, cloaks/WC, gymnasium with hot tub, shower room, cinema room, large shelved storage room, 25' music room, snooker room with mahogany drinks bar, air circulation system and access to the rear gardens, plant room housing the boiler and hot water cylinder, and access to the two integral garages. To the first floor is an elegant galleried landing with central Cupola, master suite with fitted dressing room and luxury en-suite bathroom and five further luxury guest suites four with fitted walk in wardrobes.

Price on application

Accommodation:

Through solid double doors into:

Entrance Vestibule:

Measuring approx. 5' 0" x 6' 6" (1.52m x 1.98m)

With under floor heating to marble flooring, recessed spotlights to corniced ceiling and double oak and glazed doors into:

Grand Reception Hall:

Measuring approx. 28' 1" x 11' 10" (8.56m x 3.61m) widening to 18' 10" (5.74m)

With a continuation of the marble flooring, walk in cloaks cupboard, wall lights, gate entry phone, large walk in storage cupboard, recessed halogen spotlights to corniced ceiling, elegant oak staircase to first and lower ground floors and opening to:

Inner Passageway:

With recessed halogen spotlights to corniced ceiling and leading to the kitchen, family dining room and formal drawing room.

Under Stair Storage Room:

Measuring approx. 11' 2" x 4' 2" (3.4m x 1.27m)

With a continuation of the marble flooring.

Cloaks/WC:

With under floor heating to marble flooring and equipped with a wall hung low level WC with concealed cistern, wall mounted wash hand basin with marble splash back, window to side, recessed halogen spotlights and air filtration system.

Study:

Measuring approx. 17' 7" x 11' 7" (5.36m x 3.53m)

With two windows to side, distressed oak flooring, two period style central heating radiators, recessed halogen spotlights to corniced ceiling, two internet points, two telephone points, decorative dado rail and central heating control.

From Reception Hall double doors to:

Formal Dining Room: (Front)

Measuring approx. 14' 5" x 21' 4" (4.39m x 6.5m)

With three large sash windows overlooking the front driveway and gardens, attractive honed marble fire surround with open grate, distressed oak flooring, three period style central heating radiators, dado rail, wall lights, corniced ceiling, central ceiling rose and telephone points.

From Reception Hall, double doors into:

Morning Room:

Measuring approx. 21' 5" x 14' 5" (6.53m x 4.39m)

With three large sash windows overlooking the front driveway and gardens, three period style radiators, attractive honed marble fire surround and hearth with cast iron inset incorporating a living flame gas fire, dado rail, corniced ceiling with central ceiling rose, wall lights, facility for surround sound speakers, telephone point, TV aerial points, dimmer controlled wall sockets and facility for wall mounted TV.

From Inner Passageway:

Drawing Room:

Measuring approx. 14' 3" x 21' 6" (4.34m x 6.55m)

With two large sash windows, French doors to rear terrace and garden, two period central heating radiators, honed marble fire surround, inset and hearth with open fire, and distressed oak flooring, dado rail, wall lights, corniced ceiling with central ceiling rose and telephone point.

Kitchen:

Measuring approx. 21' 4" x 14' 1" (6.5m x 4.29m)

With three large sash windows overlooking the rear garden and countryside beyond, and equipped with a range of traditional style, bespoke, hand painted, base, wall and drawer units with an enamel sink with mixer tap set into black granite work surface with granite plinth to splash back. Features include; central walnut topped island with breakfast bar, inset enamel sink with mixer tap and pull out pressure hose, and integrated appliances including, dishwasher, wine cooler, free standing American style fridge/freezer with ice dispenser, and tiled recess with mantle shelf housing the double range cooker with five burner hob and extractor over, and wine rack, two large larder units, illuminated glass fronted display units, TV aerial point, recessed halogen spotlights, gate entry video phone, recessed halogen spotlights, recessed halogen spotlights, air vent system, smoke alarm, and under floor heating to engineered solid wood ebony flooring, door to laundry room and double doors to:

Family Dining Room:

With a continuation of the solid wood flooring, French doors to the rear terrace with stone steps down to the rear gardens, period style central heating radiator, TV aerial point, telephone point and recessed halogen spotlights to ceiling.

From kitchen door into:

Laundry Room:

Measuring approx. 14' 2" x 11' 7" (4.32m x 3.53m)

With a continuation of the ebony flooring, cream painted base and drawer units with a large Irish style sink with mixer tap set into walnut work surfaces. Features include, space for fridge, spaces for large American style washing machine and tumble dryer, recessed halogen spotlights to ceiling, window and half glazed door to side of property, under floor heating and air vent system.

From Reception Hall stairs down to:

Lower Ground Floor Hallway:

Measuring approx. 26' 9" x 14' 8" (8.15m x 4.47m)

With under floor heating to marble flooring, recessed halogen spotlights to ceiling, storage cupboard, mains smoke alarm and video gate entry phone.

Cloaks/WC:

With a continuation of the marble flooring with under floor heating, wall hung WC with concealed cistern, wash hand basin with mixer tap, recessed halogen spotlights and the recycle air system.

Gymnasium:

Measuring approx. 32' 1" x 13' 10" (9.78m x 4.22m) to widest point.

With part solid wood floor, half circular window from hot tub area overlooking the rear garden, and arched window to side, feature mirrored wall, tiled floor to hot tub area, air conditioning unit, provision for television, recessed halogen spotlights to ceiling, central heating radiator and water tap.

Garage One: (East)

Measuring approx. 19' 3" x 13' 3" (5.87m x 4.04m)

With electrically operated single up and over access door, strip lighting, water and power.

Garage Two: (West)

Measuring approx. 19' 8" x 13' 6" (5.99m x 4.11m)

With electrically operated single up and over access door, strip lighting, water and power.

From hallway:

Luxury Shower Room:

Measuring approx. 13' 6" x 7' 1" (4.11m x 2.16m)

With marble tiled walls and floor and equipped with wall hung WC with concealed cistern, wash hand basin set into vanity storage unit, large walk in shower with deluge head, under floor heating, recessed halogen spotlights to ceiling and wall mounted storage cupboard with illuminated mirror.

Cinema Room:

Measuring approx. 11' 1" x 18' 4" (3.38m x 5.59m)

With provision for wall mounted television screen, wired for surround sound, central heating radiator, cat 5 wiring points, recessed halogen spotlights to corniced ceiling and air circulation system.

Shelved Storage Room:

Measuring approx. 14' 5" x 6' 8"

With terracotta quarry tiled floor, strip lighting, power points and central heating radiator.

Plant Room:

Measuring approx. 14' 2" x 6' 3" (4.32m x 1.91m)

With wall mounted gas fired central heating boiler, hot water storage cylinder and wall mounted box for Cat 5 wiring.

Music Room / Playroom:

Measuring approx. 14' 3" x 25' 10" (4.34m x 7.87m)

With an attractive half circular window overlooking the rear gardens, two central heating radiators, recessed halogen spotlights to corniced ceiling, TV aerial point and telephone point.

Games Room:

Measuring approx. 25' 7" x 26' 8" (7.8m x 8.13m)

With distressed oak flooring, Attractive half circular window with French doors inset giving direct access to the rear terrace and gardens, four period style central heating radiators, recessed spotlights to corniced ceiling, wall lights, over head lighting for full sized snooker table (available by separate negotiation), air circulation system, telephone point, TV aerial point, superb mahogany fitted drinks bar equipped with stainless steel wash hand basin, open shelving for glasses, glass fronted drinks cabinets with optics and central mirror, wall mounted "time" bell, and telephone point.

From main Reception Hall oak staircase up to:

First Floor Oval Galleried Landing:

All bedroom suites are accessed via this impressive oval galleried landing with central light cupola, illuminated decorative niches, recessed halogen spotlights to corniced ceiling, shelved linen cupboard, mains smoke alarm and wall mounted gate entry phone system.

Master Bedroom:

Measuring approx. 14' 4" x 17' 3" (4.37m x 5.26m)

With two windows overlooking the rear garden, river and countryside beyond, two central heating radiators, recessed halogen spotlights to corniced ceiling, television and telephone points.

Dressing Room:

Fitted with open shelf storage and hanging, window overlooking the rear and side gardens, central heating radiator and recessed halogen spotlights to ceiling.

Luxury En-Suite Bathroom:

Measuring approx. 10' 6" x 9' 9" (3.2m x 2.97m)

With marble tiled walls and floor and equipped with a large whirlpool bath with tiled surround and waterfall style tap, twin stone wash hand basins with wall mounted mixer taps set upon slate topped oak vanity storage unit with vanity mirror over and shaver socket, two vertical chrome radiators, low level WC with concealed cistern, large shower and steam cubical, with tiled seat, body jets and deluge shower head, and window overlooking the rear garden, recessed halogen spotlights, under floor heating and extractor fan.

Guest Bedroom Two:

Measuring approx. 13' 7" x 13' 2" (4.14m x 4.01m)

With window to front, two windows overlooking the front driveway and gardens, walk in wardrobe with shelf storage and hanging and recessed spotlight, and two central heating radiators and recessed halogen spotlights to ceiling. Door into:

Luxury En-Suite Shower Room:

With Travertine tiled floor and walls, walk in shower with glass shower screen, wall hung WC with concealed cistern, stone wash hand basin set upon vanity storage unit with wall mounted mixer tap, illuminated vanity mirror, shaver socket, underfoot heating, window to front, recessed halogen spotlights to ceiling, chrome ladder radiator and extractor fan.

Guest Bedroom Three:

Measuring approx. 11' 8" x 16' 0" (3.56m x 4.88m)

With window to front, central heating radiator, recessed halogen spotlights to corniced ceiling, telephone point and TV aerial point. Door to:

Luxury En-Suite Shower Room:

With Travertine tiled floor and walls, walk in shower with glass shower screen, wall hung WC with concealed cistern, stone wash hand basin set upon vanity storage unit with wall mounted mixer tap, illuminated vanity mirror, shaver socket, underfoot heating, window to front, recessed halogen spotlights to ceiling, chrome ladder radiator and extractor fan.

Guest Bedroom Four:

Measuring approx. 13' 7" x 14' 4" (4.14m x 4.37m)

With two windows to front, two central heating radiators, solid wood flooring, recessed halogen spotlights to corniced ceiling, TV aerial point, telephone point, and walk in wardrobe with hanging and shelf storage, continuation of the wood flooring, and recessed spotlight to ceiling.

En-Suite Shower Room:

With Travertine tiled floor and walls, bath with tiled front panel, walk in shower with glass shower screen, wall hung WC with concealed cistern, stone wash hand basin set upon vanity storage unit with wall mounted mixer tap, illuminated vanity mirror, shaver socket, underfoot heating, window to side, recessed halogen spotlights to ceiling, chrome ladder radiator and extractor fan.

Guest Bedroom Five:

Measuring approx. 13' 8" x 14' 6" (4.17m x 4.42m)

With two windows overlooking the rear garden, two central heating radiators, solid wood flooring, TV aerial point, telephone point, recessed halogen spotlights to corniced ceiling and door into:

Walk in Dressing Room:

With timber flooring, shelf storage and hanging and recessed halogen spotlights to ceiling.

Luxury En-Suite Shower Room:

With Travertine tiled floor and walls, walk in shower with glass shower screen, wall hung WC with concealed cistern, stone wash hand basin set upon vanity storage unit with wall mounted mixer tap, illuminated vanity mirror, shaver socket, underfoot heating, window to side, recessed halogen spotlights to ceiling, chrome ladder radiator and extractor fan.

Guest Bedroom Six:

Measuring approx. 13' 4" x 11' 8" (4.06m x 3.56m)

With window overlooking the rear garden, central heating radiator, solid wood flooring, recessed halogen spotlights to coved ceiling, TV aerial points, telephone point and walk in wardrobe with shelf storage and hanging, continuation of the timber flooring and recessed spotlight to ceiling.

Luxury En-Suite Shower Room:

With Travertine tiled floor and walls, walk in shower with glass shower screen, wall hung WC with concealed cistern, stone wash hand basin set upon vanity storage unit with wall mounted mixer tap, illuminated vanity mirror, shaver socket, underfoot heating, window to rear, recessed halogen spotlights to ceiling, chrome ladder radiator and extractor fan.

Externally:

The property is approached via electrically operated wrought iron gates to the driveway, which in turn leads to the two integral garages at lower ground level and provides additional parking for several cars. A raised pathway with central water feature leads off to the front entrance portico.

The rear, mainly lawned garden sweeps down to the River Pont and offers a high degree of privacy with well established trees and shrubs to the side boundaries. Stone stairs lead to the raised terrace which flanks the rear of the property.



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