



DARRAS ROAD | DARRAS HALL, PONTELAND



100 DARRAS ROAD, DARRAS HALL, PONTELAND NEWCASTLE UPON TYNE NE20 9PG

PRICE ON APPLICATION

A MAGNIFICENT FAMILY HOME BUILT TO A VERY HIGH
SPECIFICATION WITH OVER 10,000 SQ FT OF ACCOMMODATION

ENTRANCE RECEPTION HALL | DRAWING ROOM | ORANGERY | DINING ROOM | KITCHEN/FAMILY
ROOM | FAMILY SNUG ROOM/TV ROOM | GYMNASIUM | LEISURE/SPA ROOM | FIRST FLOOR: FIVE
BEDROOM SUITES | FIRST FLOOR CONSERVATORY | UTILITY/LAUNDRY ROOM | ENTERTAINMENT/
CINEMA/GAMES ROOM | SECOND FLOOR: TWO DOUBLE BEDROOMS WITH EN-SUITES | TEENAGE
LOUNGE | STUDIO/STUDY

MAGNIFICENT GARDENS OF CIRCA 1.25 ACRES | FOUR CAR GARAGE | PLANNING PERMISSION FOR A
THREE-CAR CAR PORT AND OFFICE/GRANNY FLAT/SELF-CONTAINED APARTMENT

rare! From Sanderson Young

SITUATION AND DESCRIPTION

Darras Road was constructed circa 2011 and occupies a magnificent garden plot which extends to around 1.25 acres. The highly impressive and prominent entrance to the property is a feature with lovely electrically operated gates, set in brick pillars, leading from Darras Road into an impressive driveway. The driveway is laid to tarmac and connects up to the front of the house with outstanding car parking and courtyard facilities as well as a pond with lighting and lawned gardens, which surround principally to the rear and sides of the property.

This house has been built to a very high specification and is believed to have over 10,000 square feet of accommodation, both internally and including the four car garage with its entertainment and games room above.

The property has been designed very intelligently with Mode evolution lighting and many of the rooms benefit from colour light changes, which is particularly effective in the evening hours. The high quality flooring is a feature throughout the property, with the majority of the ground floor and many areas at first floor level benefitting from beautiful tiles. All of the bathrooms and en-suite facilities are fitted to the highest of standards with stunning suites, great shower facilities and magnificent double baths with Serenity Spa overflows.

The house has the benefit of block and beam concrete and underfloor heating to both the ground and first floor and several radiators to the second floor. The property benefits from double glazed, sash and slide and has a sophisticated alarm system with nine close circuit TV surveillance. There is a hotel-style phone system which includes an intercom to each room and a multi-line facility. Internally the light oak is a feature to the panelled doors and the magnificent gullwing staircase as well as the second staircase and the rear staircase. A double height atrium, gallery and entrance links from the principal house into the four car garage with its amazing entertainment room, cinema and games room above.

The principal accommodation includes the entrance reception hall leading, at the rear, to a dining and entertaining area, as well as a stunning drawing room at the front and side of the house with beautiful marble floor tiles. The orangery connects both the dining room and the drawing room at the rear and overlooks the gardens, providing superb entertaining space. The kitchen/family room at the front and side of the property is extensively equipped with high quality cabinets and built in state of the art appliances. It leads on to the side wing of the house with its own passageway which links in turn to a family snug room and TV room, as well as a gymnasium and a leisure/spa room including a four person Jacuzzi and a four to six person sauna.

To the first floor there are five bedroom suites, two being master bedrooms, one to the front and side of the property and the other to the rear, both with en-suite dressing room and luxury bathrooms. All of the remaining bedrooms have en-suite shower and bathroom facilities and the





majority also have dressing rooms. There is a first floor private conservatory, as well as an external patio and a large utility and laundry room. The first floor accommodates the IT and central hub for the wiring system throughout the property. It also has a staircase leading to the second floor where there are two further teenager's double bedrooms with Juliet balconies and a teenage lounge, as well as a studio and study.

Externally, planning permission has been granted for a three-car car port and office/granny flat/ self-contained apartment.

There is external wiring to the rear garden along with a laid concrete area giving the potential to create an outhouse/shed with utilities for gardeners as well as a wc.

This is a very significant, large impressive house in the beautiful area of Darras Hall.

The house is set very well back from the road and has a majestic feel with its imposing access and entrance. The colour change light facilities, the interior design and the tasteful fittings throughout must be viewed entirely to be fully appreciated.

Darras Hall is very well equipped and supported by excellent schools as well as the superb coaching inns, restaurants and bus links, along with car links via the Woolsington bypass and the metro system at Ponteland Airport throughout Tyneside.

The area is very well supported by excellent sports facilities, golf clubs and easy access into the airport with its international connections throughout the UK and abroad.

A highly imposing and beautiful family home in such a prominent area, viewing is strongly recommended of this magnificent house.

SERVICES

Electricity, gas, water & drainage.

TENURE

Freehold

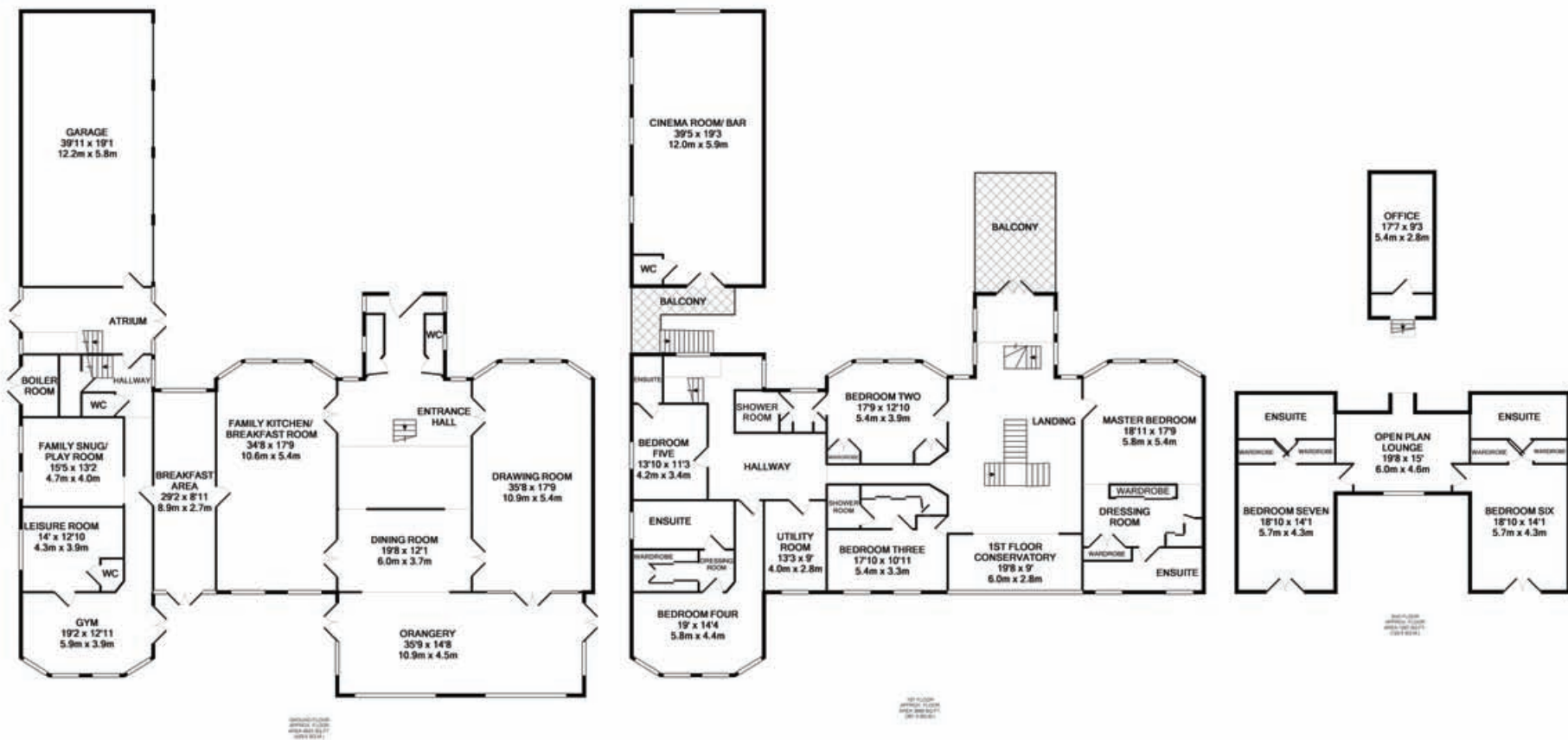
COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: B







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