

Dobsons

THE EXCLUSIVE
DARRAS HALL
ESTATE AGENTS

**159 Runnymede Road
Darras Hall,
Ponteland
NE20 9HR**

Energy Efficiency Rating: C

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Darras Hall
Ponteland
Newcastle Upon Tyne
NE20 9HR

A superb mansion house occupying a fabulous mature site extending to circa three quarters of an acre, on this much sought after road within the Exclusive Darras Hall Estate.

The property has been extensively remodelled and refurbished by the present owners who have incorporated many luxury features such as bespoke oak staircase, solid oak floors, doors and skirting boards and an attractive Sheraton kitchen.

The spacious accommodation comprises to the ground floor; grand reception/entrance hall, home office/study, south facing drawing room, living room, garden room, shower room/WC, west facing family sitting room, and extensively equipped kitchen with granite work surfaces, family dining room/living room and utility room. To the first floor are the master bedroom and bathroom/WC, guest room with en-suite bathroom/WC, two further double bedrooms and a family bathroom. There is a one bedroom self contained apartment accessed from the first floor, which also has its own entrance from the rear of the property and consists of sitting room, kitchen, and bedroom with en-suite bathroom.

This is superb property, which needs to be viewed to appreciate the fabulous gardens, spacious accommodation and quality fixtures and fittings.

Price Guide: £1,950,000

Accommodation:

The property is entered via two impressive wide, solid oak doors which lead into:

Reception Hall:

Measuring approx. 43' 6" x 22' 9" (13.25m x 6.93m)

This imposing entrance divide into a library, dining room and sitting room, with solid oak wood flooring and skirting boards, and panelled doors with glazed panes leading out onto the rear terrace and gardens, windows to the south and west elevation, two feature panelled radiators, recessed spotlights to ceiling, brass picture lights, telephone point, TV aerial point and telephone entry system.

Study/Office:

Measuring approx. 14' 11" x 17' 3" (4.54m x 5.25m)

With continuation of the solid oak flooring, spotlights to ceiling, double panelled radiator, telephone point, TV aerial point, storage cupboard housing heating system and water tank and TV aerial sockets for other areas of the house, and door leading to the garage.

From entrance hall, glazed and panelled double doors to:

Drawing Room:

Measuring approx. 22' 0" x 19' 3" (6.70m x 5.86m)

With French doors giving access to the rear gardens and patio, four central heating radiators, wall lights, cornice detailing and ceiling rose, high mantled fireplace surround with marble inset and hearth and detailed insert and wrought iron grate with coal burning effect gas fire, TV aerial point and glazed door set in archway to inner hall. A door from the entrance hall connects to a passageway with oak flooring, central heating radiator, storage cupboard, glazed doors to front entrance and double doors through to:

Garden Room:

Measuring approx. 16' 11" x 16' 0" (5.15m x 4.87m)

With double glazed windows set into timber frames, oak flooring, ceiling light and fan, TV aerial point and glazed double doors to kitchen/breakfast room.

A middle staircase connects to the first floor from an inner hallway.

Shower Room/WC:

With tiled walls and corniced ceiling and equipped with WC with concealed cistern, corner shower cubicle with Mira shower, pedestal ash hand basin with chrome mono bloc tap and mirror above with strip light, central heating radiator and concealed cloaks cupboard with hanging rail and shelf storage.

Family Sitting Room:

Measuring approx. 16' 4" x 15' 9" (4.97m x 4.80m)

With attractive fire surround with open grate and wrought iron insert, two central heating radiators, wall lights, ceiling cornice, and doors to garden room, kitchen and to the North wing.

Kitchen:

Measuring approx. 16' 2" x 15' 6" (4.92m x 4.72m)

With an attractive terracotta tiled floor and equipped with a range of Sheraton cream base, wall and drawer units with contrasting trim, with granite work surfaces and splash backs. Features include a central island unit with solid wood work surface, built in appliances include an AEG combination oven, AEG dishwasher, freestanding Britannia range with six gas hobs and extractor fan above and an AEG refrigerator, and pull out wicket baskets, window to front of the property, telephone point, TV aerial point, inset lights to corniced ceiling, central heating radiator, door to under stairs store cupboard and an archway to breakfast and family room.

Breakfast & Family Room:

Measuring approx. 16' 3" x 14' 9" (4.95m x 4.49m)

With timber framed windows and two sets of double doors leading to the garden area, oak flooring, wiring for wall mounted plasma TV, telephone and TV monitor to main entrance gates and central heating radiator.

Utility/Laundry Room:

Measuring approx. 9' 1" x 8' 9" (2.77m x 2.66m)

Equipped with a range of base, wall and drawer units with a stainless steel singles drainer sink and mono block tap set into wood effect work surfaces, space for refrigerator with wine rack above, space and plumbing for washing machine and tumble dryer and a wall cabinet housing the Bosch gas central heating boiler.

From main reception hall the bespoke oak staircase leads to:

Landing:

With central heating radiator, wall lights and access to the self contained apartment and the master suite.

Master Bedroom:

Measuring approx. 19' 6" x 17' 5" (5.94m x 5.30m)

With exposed beams and timbers to ceiling, oak window overlooking the front gardens, oak flooring, and skirting boards, ceiling lighting, two central heating radiators, telephone point, TV aerial point, three sets of double glazed doors and side windows give a full length view over the landscaped south facing rear garden with a set of doors leading onto a superb balcony measuring approx. 26'8 x 6'1 also overlooking the south facing rear gardens and water feature.

Bathroom/WC:

With attractive tiling to walls and floors and equipped with an oak panelled bath, pedestal wash hand basin with vanity mirror above and glazed shelving, bidet, low level WC, double shower cubicle with Daryl shower unit, spotlights to ceiling and two heated chrome towel rails.

From the passageway in the master bedroom a door connects to the original part of the house:

Bedroom Two:

Measuring approx. 22' 6" x 13' 11" (6.85m x 4.24m)

With two windows overlooking the rear gardens and one to the front, Velux window to the roof pitch, central heating radiator, telephone point and door to:

Landing:

With a range of eaves storage cupboards and Velux window.

Family Bathroom/WC:

With ceramic floor tiles with contrasting tiles to border and equipped with wood panelled bath with shower over, close coupled WC, pedestal wash hand basin with mirror above, central heating radiator, eaves storage cupboard and spotlights to ceiling.

Bedroom Three:

Measuring approx. 22' 4" x 15' 11" (6.80m x 4.85m)

With exposed timbers to T fall ceiling, Velux window, three sets of double glazed windows to the west, two central heating radiators, TV aerial point, telephone point and spotlights to ceiling.

Bedroom Four:

Measuring approx. 13' 9" x 13' 2" (4.19m x 4.01m)

With a range of storage cupboards and wardrobes, Velux window, access to roof void, central heating radiator and door to:

En-Suite Bathroom/WC:

With tiled walls and equipped with corner Jacuzzi bath with shower over, WC, bidet, pedestal wash hand basin, central heating radiator, extractor fan, vanity storage cupboard and recessed mirror with storage space.

From first floor landing:

Self Contained Apartment/Bedroom Five:

Bedroom:

Measuring approx. 13' 0" x 9' 6" (3.96m x 2.89m):

Velux windows, central heating radiator, eaves storage cupboard and door to:

En-Suite Bathroom/WC:

Equipped with panelled bath with tiled surround, hand held shower unit and dividing shower screen, and pedestal wash hand basin, WC, Velux window and central heating radiator.

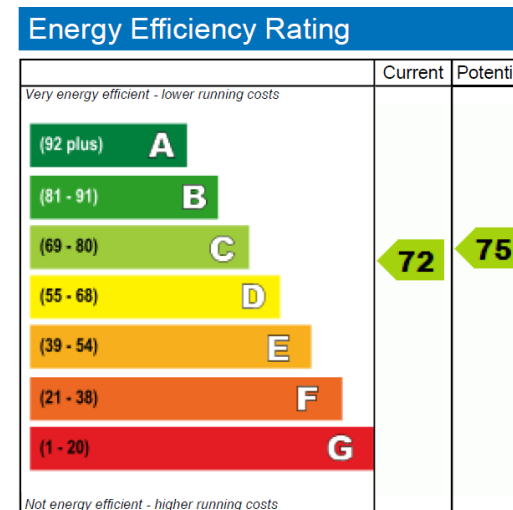
Kitchen/Sitting Room:

Measuring approx. 22' 4" x 13' 0" (6.80m x 3.96m):

With door leading to external staircase, two central heating radiators, Velux windows to sitting area, which opens to the kitchen area equipped with base and drawer units with oak effects worktops, built in electric single oven with four ring gas hob and extractor hood over, stainless steel drainer sink unit with tiles to splash back and recess for refrigerator.

Externally:

The property is approached through pillared gated entrance with electrically operated timber gates to a tarmac drive, which in turn leads to the garage and provides additional parking for several cars. To the front of the houses is the original orchard, with lawned areas and roses. There is a very attractive landscaped area to the front entrance with lawns and box hedging and pathway to the main entrance.



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