



# Eastern Way Farm

4 Queensway, Darras Hall



SANDERSON  
YOUNG









## Eastern Way Farm 4 Queensway, Darras Hall

Situated on this substantial site in the prestigious Darras Hall Estate, is this fabulous 1920s farmhouse which was one of the original homes in the locality before much of its garden, grounds and farm estates were developed into estate it is today.

Originally a dairy farm, this remarkable period home retains many original elements throughout, whilst offering modern features to create this rare gem within this sought after location. Positioned on a 0.43 acre site, the property is surrounded by beautiful manicured lawned gardens with tall hedge and tree boundaries, giving good screening and privacy, and offers lovely patio terraces and retaining walls surrounding, which make an ideal children's play area and super alfresco dining area for the summer months.

The impressive gated entrance leads into the driveway, which has been relaid in more recent times, and leads up to the high level courtyard parking area that accommodates 3-4 cars and the detached double garage.

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**Price Guide:**  
Guide Price £1,150,000

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The entrance into the property is from the southern western access and leads into the reception hallway, where there is a ground floor WC, which houses the gas boiler, and a separate utility and laundry room. The hallway then connects into the study and snug, currently set out as a children's playroom.

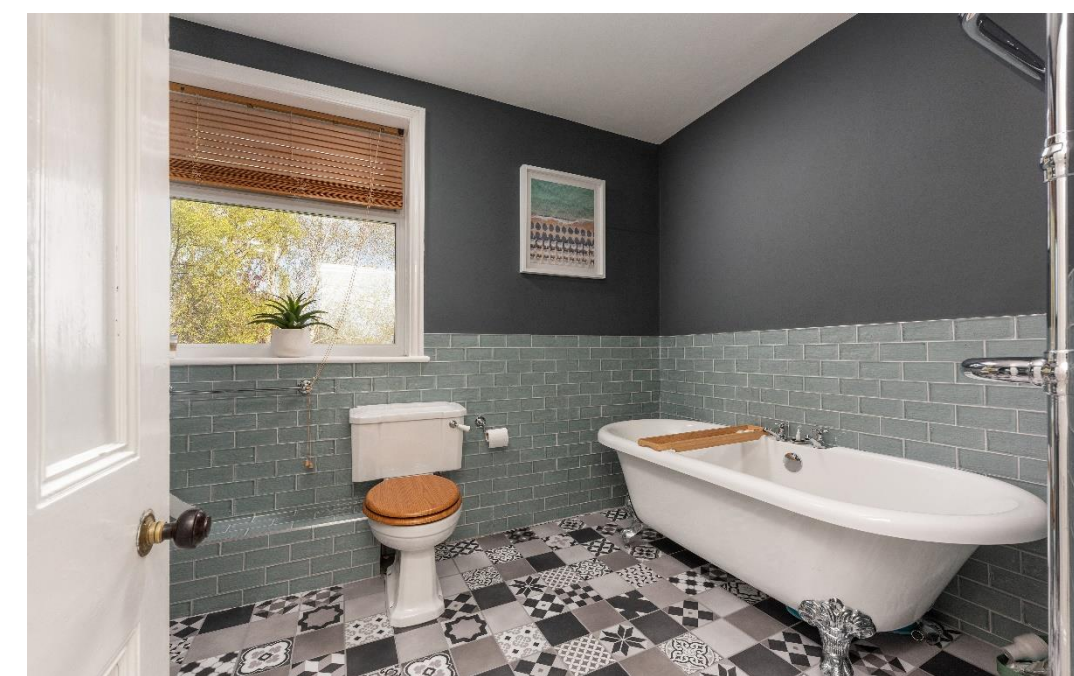
The last door from the hallway leads through to the outstanding family kitchen, dining and sitting room, which is a large triple room combined into one and benefitting from a fabulous sun lounge/conservatory under a pitched roof, with bi-folding doors leading out onto the rear garden, as well as a lovely fireplace with a wood burning stove. The kitchen is to the rear of this and is a super entertaining space with a gas Range cooker set into an Inglenook fireplace, as well as a range of built in cabinets, appliances and a central island unit.

The kitchen then leads onto the old original entrance hallway with access to the eastern elevation of the house, as well as its staircase linking to the first floor. Adjacent to this is a family snug room, which has a beautiful open fireplace.

To the first floor of the house, there are five bedrooms, the impressive master bedroom benefits from a superb vaulted ceiling, feature stain glass window, as well as its own large walk in dressing room with wardrobes and a fabulous ensuite shower room which has been refurbished in recent times. The other three double bedrooms lie adjacent to the family bathroom, also refurbished to a very high standard with a beautiful suite and flooring. The fifth bedroom is a smaller single room and is currently used as an office and studio.



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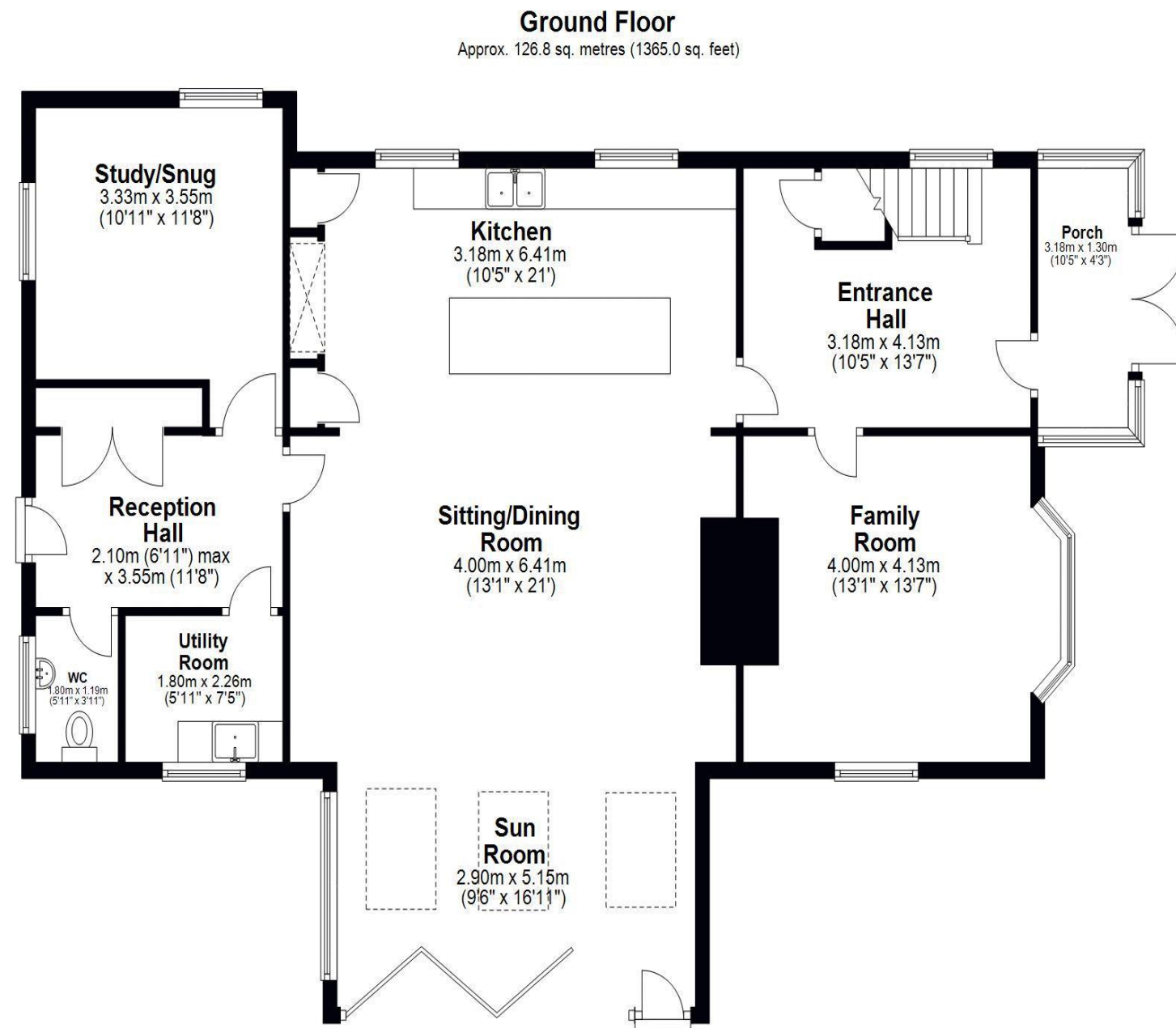




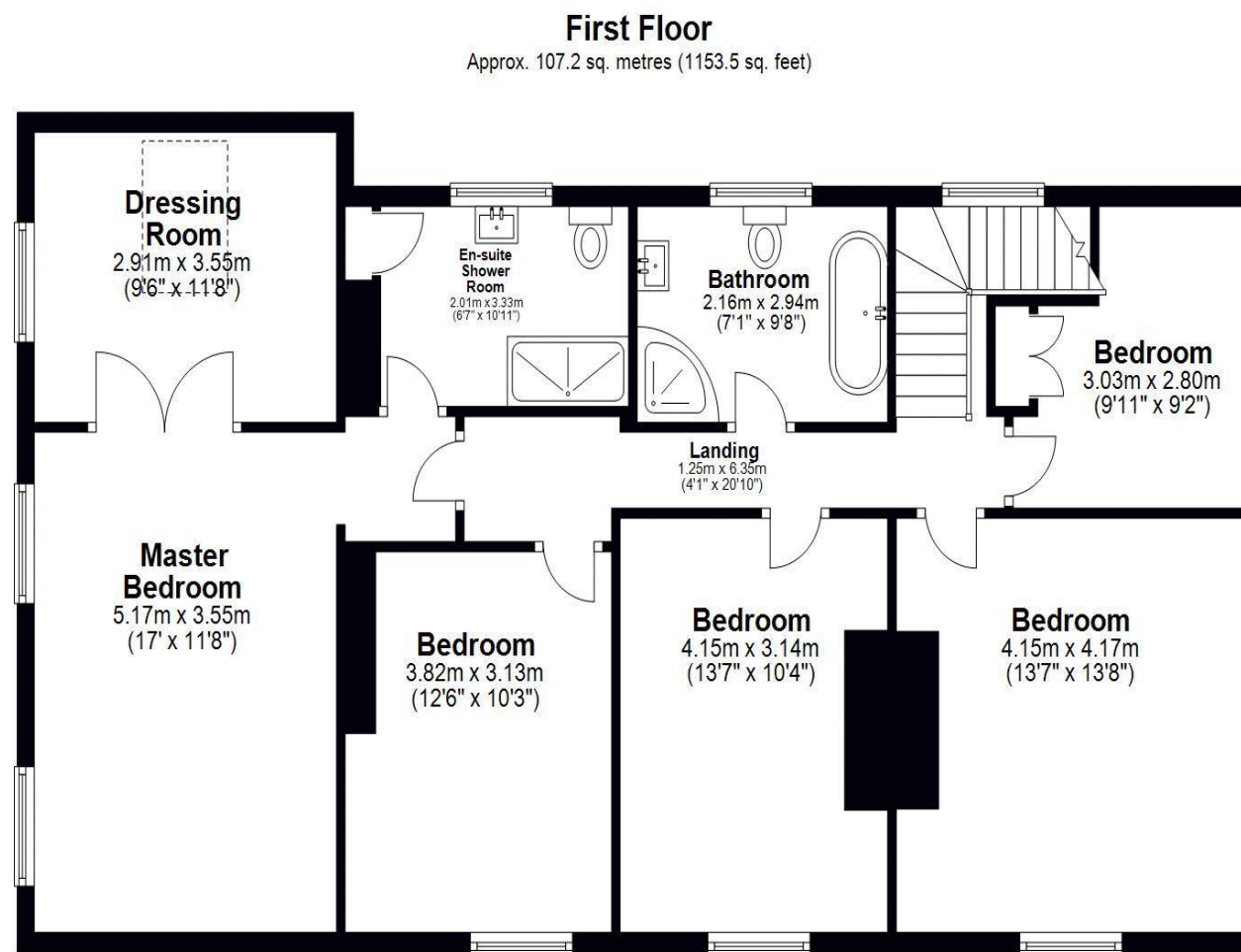
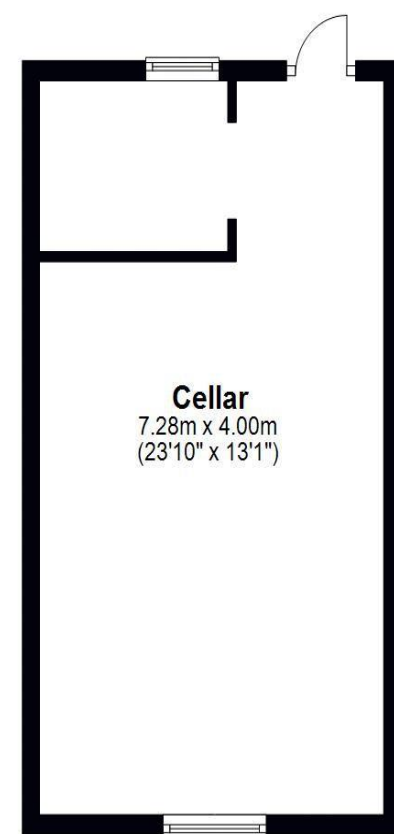
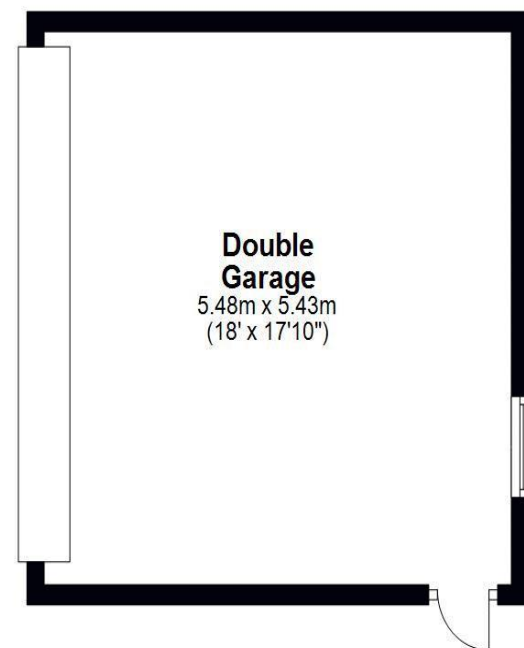








**Garage and Cellar**  
Approx. 58.9 sq. metres (633.6 sq. feet)



Total area: approx. 292.8 sq. metres (3152.1 sq. feet)

Plan produced using PlanUp.

4 Queensway, Ponteland, -

Externally, the lovely wrap around gardens include a working garden and kitchen preparation garden, and adjacent at the rear of this is a relaxation area with infrared outdoor sauna, with built in music system and speakers, and access into the cellar, which leads into a useful basement room providing an excellent storeroom. The basement also offers clear potential to be renovated into the use of further entertaining space (subject to normal planning consents).

Eastern Way Farm is a truly unique and lovely period property for this location, with high ceilings and good quality panelled doors, the property also benefits from gas central heating, a full ventilation system throughout the house for very high air quality and a recently fitted electric car charging station.

Set back from the cul de sac of Queensway, the property has immediate access onto Eastern Way and leads easily into the village of Ponteland, connecting to the amenities with its restaurants and shops, as well as outstanding local schooling. Lying adjacent there is also a very convenient walkway that links through to High View and Whinfall Road, giving good accessibility for The Broadway with its shops and Darras Hall Primary School.

Early viewing is highly recommended to appreciate the special accommodation on offer.

Please note: Furnishings may be available by separate negotiations.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating D



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