



Rocklyn Lodge

124 Runnymede Road, Darras Hall

rare!
From Sanderson Young





Rocklyn Lodge, 124 Runnymede Road Darras Hall, Ponteland, Newcastle upon Tyne NE20 9HL

Located in one of Ponteland's most prestigious and sought after roads, and sitting within its own superb grounds, this fabulous property will suit those looking to preserve its heritage or create a truly outstanding and substantial family home to your specifications by extending the house to circa 9000 sq ft, courtesy of the granted outline planning permission (22/03606/FUL). The property boasts a range of wonderful features and classic lines, from wood floors and doors, a grand staircase and leaded light windows to traditional fireplaces; understated elegance and plenty of space are at the forefront. As you approach the property, electric wood gates open onto a sweeping tarmac driveway that leads to the double garage with an up-and-over door. A paved area guides you to the open porch and wooden door that takes you into the reception hall. The front garden boasts a wonderful array of mature trees and hedges, shrubs and borders, offering owners a high level of privacy and seclusion.

Upon entering this impressive property, you are greeted with the double height grand hall with a tiled floor and galleryed landing above. As the turned stairs lead to the first floor, on the right is an attractive gas fireplace with gorgeous decorative tiles on either side, a marble surround and mantelpiece above and a marble tiled hearth.

Price Guide:

Guide Price £1,950,000

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Off the hall is the cloakroom with a Victorian style WC with raised cistern, and a wash hand basin set in a vanity unit with storage below. Beneath the stairs is a cloaks cupboard, perfect for coats, cloaks and shoes. On the other side of the reception hall is the dining room, which overlooks the front garden. Central to the room is an open fireplace with a carved wood surround, a marble insert, and a mantelpiece above. Adjacent is the double aspect lounge with a beautiful wood floor, a square bay window that overlooks the rear garden and allows the light to flood in, a decorative cornice, wood panelling and a grand fireplace with marble hearth, on which sits a gas fire, with a marble surround and mantelpiece. Beyond the lounge is a new addition to the property; the sitting room, formerly the cinema room, with a modern gas fire inset into the wall with fitted cupboards on either side, and air conditioning. The sitting room opens out into the fabulous kitchen/breakfast room with a tiled floor, which is fully fitted with a range of cabinets and granite work surfaces above. There is a one-and-a-half-bowl sink, with a single drainer and mixer tap, that overlooks the garden. The integrated appliances include twin ovens and a microwave, a halogen hob and air fryer within the recently installed central island with an extractor hood above, and there is a built-in coffee machine. There is space for a large American style fridge/freezer and also a dishwasher, and a handy breakfast bar. Flowing from the kitchen is the elegant dining room and the gorgeous, pitched roof conservatory that offers a 240 degree view of the grounds, with French doors onto the terrace. The large utility room, which is off the kitchen, is fitted with a range of base units. There is an integrated washing machine and tumble dryer, space for a large fridge/freezer, ample storage space and a split stable door into the garden. From here is the downstairs cloakroom with a low level WC and a wash hand basin. Adjacent is access to the garage and a turned staircase that leads up to the self contained studio apartment. There is a large bed/sitting room, with an air conditioning unit, that's open plan to the elegant kitchen, which has a range of cabinets with granite work surfaces above, a double Butler sink with a mixer tap, an integrated oven and hob, and space for a washing machine. Off the main room is the wet room with a low level WC, a wash hand basin and a spacious shower cubicle with a glass door. At the rear of the property is a lovely triple aspect room with a pitched ceiling that was formerly the gymnasium and is now a delightful living room that offers fantastic views of the terrace and garden. There is a charming fireplace with a gas fire, marble surround, hearth and mantel above, and French doors lead out onto the expansive terrace.

From the hall is the grand turned oak staircase sweeping up to the first floor and large galleried landing with a facing window that allows the light to flow through. There is access to four bedrooms, two of which have an en suite, an airing/storage cupboard and the loft.

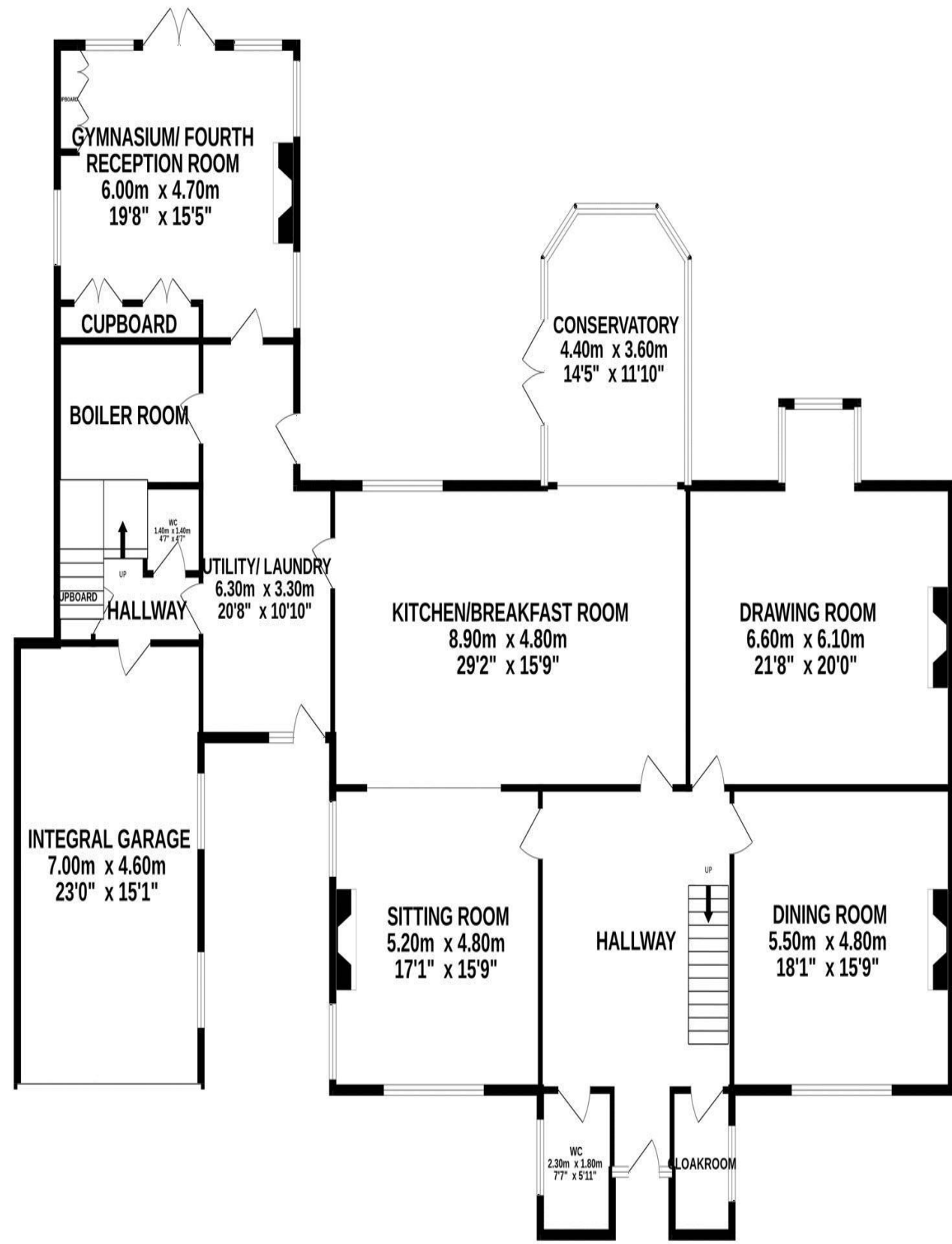


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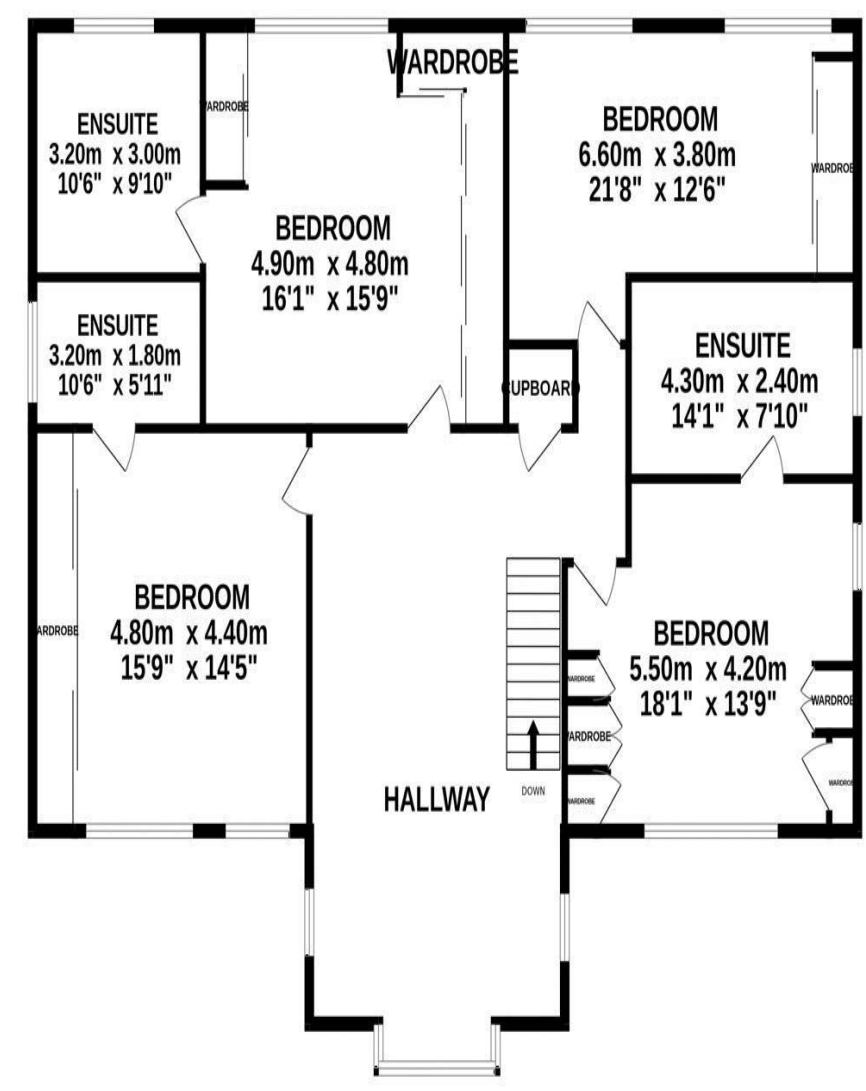




GROUND FLOOR
269.2 sq.m. (2898 sq.ft.) approx.



1ST FLOOR
207.6 sq.m. (2235 sq.ft.) approx.



The impressive principal bedroom suite, with a wood floor, has an extensive range of fitted wardrobes offering ample hanging and storage space, a fitted dressing table, air conditioning, a magnificent fully tiled en suite bathroom with a stunning freestanding bath with a central mixer tap and hand shower attachment, an enclosed shower screen with glass door, a low level WC, a wash hand basin atop a vanity unit with storage below, a heated towel rail and the most stunning views over the gardens. The guest suite has a wood floor, fitted wardrobes with sliding doors along one wall and a fully tiled en suite shower room with a low level WC, a bidet, a wall mounted wash hand basin and an enclosed shower cubicle with glass door. The third and fourth bedrooms, both with floor to ceiling, mirror fronted fitted wardrobes, benefit from a fully tiled Jack 'n' Jill bathroom with a low level WC, a bidet, a wash hand basin, a freestanding bath with central mixer tap and hand held shower attachment and an independent shower cubicle with glass door.

This stunning property sits in its own beautiful garden and grounds, which offer a high degree of privacy and seclusion, extending to approximately one acre. At the front, impressive double wrought iron electric wood gates give way to a tarmac driveway that sweeps either side of the property to the integral garages. Paved pathways lead to the front door and also to the rear gardens. A wide tarmac side access with a carport and wrought iron access gates lead down to the rear and onto extensive lawns bordered by a plethora of mature trees. The full width paved terrace is ideal for family gatherings, barbecues and entertaining, with steps that lead down to the lawns. To the side and through a gate is a raised decking area that is home to a superb hot tub and offers the most stunning views over the gardens. There are two storage sheds and a charming 'secret' seating area with an arbour. The lawns sweep down to a peaceful, rippling River Pont that looks out over a former golf course. Overlooking the river is a fabulous modern garden room with a bar and seating area, giving you magnificent views over the garden, stream and beyond. Adjacent is a gorgeous paved seating area, ideal for relaxing with a book. A series of paths and steps lead through the garden with strategically placed lighting.

TOTAL FLOOR AREA : 476.8 sq.m. (5133 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Rocklyn Lodge sits in one of the most sought after residential roads in Darras Hall on the outskirts of the delightful and historic village of Ponteland, with its medieval church and village green. The village offers a good range of local amenities whilst the city of Newcastle upon Tyne, nearby, provides more extensive facilities, private/state schooling, a wider choice of shopping outlets and recreational amenities, as well as medical providers. There are also plenty of transport links within a few miles, including the A1 and A69, which lead to other major cities and the motorway, as well as the airport. Newcastle Central rail station provides regular services to Edinburgh and Glasgow in Scotland, or York, Leeds, Sheffield, Manchester, Liverpool and London to the south and west.

Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax Band: H | EPC Rating: D



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