



MOOR LANE

Darras Hall | Ponteland



rare!
From Sanderson Young

Moor Lane

Darras Hall | Ponteland | Newcastle upon Tyne | NE20 9AD

Unique development opportunity to purchase this circa 0.55 acre plot within the Darras Hall Estate, offering privacy and potential.

Guide Price: £750,000

- Private 0.55 acre plot providing unique development opportunity
- Planning for stunning architect designed property over 3 floors
- Versatile living & entertaining spaces with luxurious touches throughout
- Smart home with green credentials at the forefront

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DESCRIPTION

This stunning, architect designed property would be set over three floors, offering generous and well proportioned accommodation and social spaces, designed with easy, family living at the core and making it a perfect choice for your new home. The house flows effortlessly through versatile living spaces, with touches of luxury incorporated throughout. Envision Design Group design all of their properties keeping green credentials at the forefront and this Smart home can come with solar panels, air-source heat pumps, underfloor heating, and two electric car charging points, one within the garage and one externally. The property can be secured by a full external smart CCTV system with multiple cameras and all technologies could be fully controlled remotely to fit in with today's busy lifestyles.

Externally, this stunning home is approached along a private road, with sensor-activated lights leading to secure electronic gates, with remote control and keypad entry with intercom. The gates would open to an extensive tarmac driveway with additional car parking for up to four vehicles. Upon entering the drive, to the left would lead to a two car garage with insulated electric roller up and over door.

The property design benefits from two entrances, firstly through a grand set of double doors leading into the welcoming foyer and then a secondary family entrance, which leads into the main house via the utility room. The grand entrance porch with double doors leads to a contemporary timber effect tiled floor featuring a bespoke staircase with a unique feature of built-in wine storage. Leading off to the left is the cosy snug with log burning fire. Leading off to the right of the open hallway is the home cinema, which could be fully equipped with Dolby Atmos speakers, tiered seating, and a built-in bar.

This unique design places family life and entertaining at the core; on the ground floor is a large, open plan, kitchen, dining and lounge sun room, perfect for socialising. The central dining area, located under a stunning antique mirror ceiling with beautiful light feature, looks down onto the fully glazed sun room overlooking the leafy garden, flooding the room with natural light. The dining area flows into a relaxing formal lounge with feature fireplace, leading through to a bespoke fitted bar and man cave.







The contemporary kitchen is fitted with extensive, high specification Siemens appliances, with high quality cabinets, a beautiful central island unit with lighting features and contrasting wood, with Dekton worktops throughout. The kitchen benefits from an adjoining, generous and well proportioned pantry and rear kitchen, leading through to a large wellbeing suite and utility room, with a doorway providing access to the external garage. The social heart of the home flows perfectly out onto the raised composite decking area with built-in lighting, overlooking the landscaped garden, with ample space for dining and socialising, including a generous built in hot tub. The garden is southwest facing, secluded, private, and not overlooked by other properties.

The bespoke oak staircase leads to the upper floors accommodating five bedrooms, including a master suite. All bedroom suites include a walk-in closet with built in bespoke joinery. Two bedrooms include a mezzanine lounge and study area, overlooking an impressive double height space. Each bedroom benefits from a luxury ensuite shower room with impressive tiling and high specification sanitary ware. The master bedroom suite has sliding doors leading out onto a Juliet balcony, a luxury walk-in dressing room with bespoke wardrobes, shoe and bag showcase units, a dressing table, central storage, and seating. This luxurious master suite also benefits from air conditioning. The dressing room leads through to an additional WC. The master bedroom ensuite features a freestanding stone bath with his and hers vanity and a double walk-in shower.

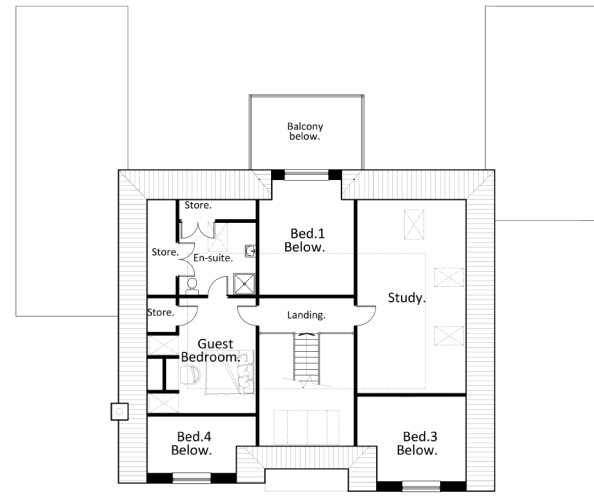
The spacious and light landing leads up to the Second Floor, with a fully equipped guest suite, including a bedroom, en-suite shower room, and a walk-in closet with additional storage. Also located on the Second Floor is a generous study with ample space to accommodate two desks and lounge seating.

Envision Design Group would be happy to project manage the build for any purchaser, and their Interior Design Team will delightfully make this a fantastic home for you.

FLOORPLANS



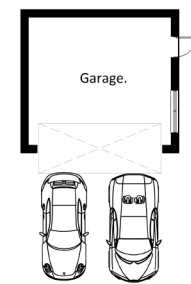
First Floor Plan.
Gross Internal Floor Area: 185m²/1990sq.ft.



Attic Floor Plan.
Gross Internal Floor Area: 86m²/925sq.ft.



Ground Floor Plan.
Gross Internal Floor Area: 280m²/3,012sq.ft.



Garage Plan.
Gross Internal Floor Area: 33m²/348sq.ft.

SITE PLAN



Proposed Site Layout Plan.
Gross Site Area: 2215m² (Not including previous approved Access Road.)



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