



WESTERN WAY

Darras Hall | Ponteland



rare!
From Sanderson Young

Western Way

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

Impressive, spacious, detached residence, ideal for family living and entertaining

Guide Price: £2.75 Millions

*Newcastle International Airport 3.4 miles, Newcastle City Centre 9.8 miles, Morpeth 12.4 miles
(all distances are approximate)*

- Stunning detached family home with flexible accommodation
- Recently revamped by the current owners
- Luxury interior with impressive design features
- Beautiful gardens with summerhouse & secret garden/woodland area

Sanderson Young rare! Office
95 High Street
Gosforth
Newcastle upon Tyne NE3 4AA
rare@sandersonyoung.co.uk
0191 223 3500



DESCRIPTION

This impressive detached property, which has recently been revamped by its current owners and offers spacious, flexible accommodation, sits in Darras Hall, one of the most prestigious and highly sought-after areas in Newcastle. A luxury interior awaits you with beautiful stone tiled and wood floors, a wood staircase and doors, Crittall doors to the ground floor, triple-glazed sash windows, an alarm system and CCTV cameras, individual room thermostats and an outstanding kitchen/ breakfast room creates a warm and friendly hub of the home.

As you approach the property, electric oak wood gates glide open onto an expansive gravel driveway, which provides ample parking, bordered by lawns, hedges and trees. Walking into the double height reception hall, which shouts elegance and space, the turned stairs to the galleried first floor landing is on one side with a storage cupboard beneath. To the left of the hall, doors open into the graceful double aspect formal living room. A central feature is the fireplace which has a gas fire sitting on a tiled hearth with a stone carved surround and mantel above. Off to one side are double doors leading into the enormous open plan family/dining room, which lends itself to entertaining. Full width floor to ceiling sliding doors open onto the rear terrace and garden, allowing masses of light to stream into the room, with additional skylight windows.

From here, attractive double doors with glass panels guide you into the luxury kitchen/breakfast room, which has an extensive range of Neptune cabinets with soft suede leather handles and quartz work surfaces above. There is an inset stainless steel one-and-a-half bowl sink unit with a mixer tap, the De Dietrich gas Range cooker with six gas rings and three ovens has an extractor hood above while other integrated appliances include a Kenwood microwave, a Siemens coffee maker, a Zanussi dishwasher and a large American style fridge/freezer. The long breakfast bar provides ample seating space, perfect for relaxing with coffee and bagels on a Sunday morning, and there are two doors onto the terrace. Leading off the kitchen is the Neptune boot room, which has ample storage space, a bench seat, coat hooks and a door to the outside and garage. A lovely glazed door takes you into the utility/laundry room with a range of Neptune base units with quartz work surfaces above and a Butler sink with a mixer tap, on either side of which is space for a tumble dryer and washing machine, as well as access to a good sized walk-in pantry complete with tiled floor and shelves, power and light.







From the inner hall beyond the utility/laundry room is the superb games/cinema room with beautiful wood panelling and wood floor, which could be used as a formal dining room, a library, office space or a gymnasium.

The gorgeous turned staircase leads you to the first floor and wonderfully bright, triple aspect galleried landing with a designer modern chandelier taking centre stage. From here are five double bedrooms, four of which have en suites, while bedroom five could be used as an office, library or study. The en suites with bedrooms three and four are fully tiled with low level WCs, wash hand basins set into raised vanity units with drawer storage, heated towel rails and independent shower cubicles with rainwater showerheads and a glass panel or door.

As you step into the inner hall of the principal bedroom suite, which also has the security control panel on the wall, on the right is the luxury en suite with a low level WC, twin modern wash hand basins sitting on top of a shelf with ample space below, a tall heated towel rail and a double walk-in shower with a rainwater shower head and attractive shower screen. Off the bedroom is the opulent dressing room with a range of fitted wardrobes with mirrored sliding doors and built-in glass shelving to one side. Bedroom two benefits from an en suite bathroom featuring a fabulous freestanding bath with, a low level WC, a wash hand basin atop a shelf with a tiled splashback, a heated towel rail and a walk-in shower with a glass panel.

Externally, at the top of the south west facing rear garden is a wonderful secret garden and woodland area full of flora and fauna where you can relax and discover all types of wildlife. You are led into the more formal garden through an arched doorway into a high stone wall that separates the woodland from the rest of the grounds. On one side is a charming hexagonal summerhouse that is part glazed on all sides with leaded light windows and is perfect for enjoying the sunshine.

A low stone wall marks the end of the paved area and steps lead onto a gravelled path with manicured lawns on either side, approaching this entertaining terrace at the rear of the property. A plethora of mature trees and hedges provide a high level of privacy and seclusion, and wood fence panels are on either side. On one side of the terrace is another high stone wall, behind which is a paved path to sliding wooden gates that give access to the front of the property.





10



11



From the road, a brick paved entrance with curved walls on either side leads to impressive electric wood front gates. At the front of this magnificent house is a large gravel driveway that provides ample parking space for several vehicles. On the left of the property is a path to the rear and on the right are electric wood doors opening into a wide side access, through which vehicles can pass and offering more parking space, leading to sliding wood gates into the garden.

This stunning family home, which also lends itself beautifully to entertaining, sits within the heart of the Darras Hall estate on the outskirts of the delightful and historic village of Ponteland, with its medieval church and village green. There is a good range of local amenities, including a Waitrose store and a newsagent, friendly public houses and cafes, trendy wine bars and bistros, local shops and restaurants critically acclaimed for their cuisine, a leisure centre and a variety of sports clubs. Within easy reach is a good choice of schools for all ages.

The city of Newcastle Upon Tyne is just a short drive and provides more extensive facilities, private and 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 Newcastle Airport only 10 mins away. Newcastle Central rail station provides regular train services to the cities of Edinburgh and Glasgow in Scotland, or York, Leeds and London approx 3 hours away.

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





15





rare!

From Sanderson Young

Sanderson Young rare! Office

95 High Street

Gosforth

Newcastle upon Tyne NE3 4AA

rare@sandersonyoung.co.uk

0191 223 3500