



RUNNYMEDE ROAD

Darras Hall | Ponteland



rare!
From Sanderson Young

Runnymede Road

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

This extremely special home has been fully refurbished to an exceptional standard and occupies one of the most sought after and impressive garden sites within Darras Hall

Price Guide: £3.495 Million

Newcastle International Airport 2.8 miles, Newcastle City Centre 9.6 miles, Morpeth 11.8 miles (all distances are approximate)

- Magnificent modern mansion house extending to 7673 sq ft
- Designed and finished to an extremely high standard
- Stunning international fittings, fixtures and furnishings
- Fabulous private & extensively landscaped grounds of circa 1 acre

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DESCRIPTION

Originally built in 2005 and occupying one of the most sought after and impressive garden sites within Darras Hall, is this magnificent modern mansion house. The property, which extends to 7673 sq ft, has a superb architectural design and is well set back from Runnymede Road, with gardens that run down to the River Pont at the rear. The grounds are stunning and have been extensively landscaped and planted, as well as enjoying mature trees which give good screening and privacy.

The house has been designed and finished to an extremely high standard, with a full refurbishment undertaken in 2025, offering stunning international fittings, fixtures and furnishings; the personal attention to detail is first class. New works most notably include a full refurbishment of all the bathrooms, new panelling to the hallway and drawing room, and new carpets and re-decorative works throughout, amongst many others. The property also benefits from underfloor heating and a security system which includes burglar alarm, CCTV and security lighting.

Darras Hall is 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, including a Waitrose and newsagents, friendly public houses and cafes, trendy wine bars and bistros, local shops and boutiques, restaurants critically acclaimed for their cuisine, a leisure centre and a variety of sports clubs. There is also a good choice of schools for all ages. Nearby, the city of Newcastle upon Tyne 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; Newcastle Airport is only a 5 minute drive away.









The internal accommodation comprises:

Impressive stone pillared entrance canopy leads to the entrance vestibule via a beautiful hand crafted large solid oak entrance door | Stunning reception hall, with magnificent limestone floor and bespoke, handmade reverse gull wing oak staircase | Highly impressive and substantial drawing room with tremendous natural light, beautiful fireplace and door onto the terrace | Sitting room with dual aspect views, feature fireplace and solid oak flooring | Large cloakroom and separate fully refitted ground floor WC | Dining room at the rear of the property with solid walnut flooring, contemporary fireplace and lovely views over the gardens | Garden room to the centre rear of the house, with a fabulous bay and glazed double doors leading onto the terrace and gardens. This space is open through to the kitchen, supplied by Mowlem & Co, with impressive modern cabinetry, black granite worktops and a range of built-in appliances including a free standing cooking range, American refrigerator/freezer and boiling water tap | Laundry room with built-in washing machine, further refrigerator/freezer and tumble dryer | Further guest WC.

The staircase then leads up to the spacious first floor landing and onto four bedroom suites | Central study with door onto the front terrace | Principal bedroom suite with bespoke handmade furnishings, dressing room and luxurious refitted en-suite bathroom/wc with four piece suite and six person sauna | Three further double bedrooms, all with walk-in dressing rooms and immaculately presented and refitted en-suite shower rooms.

A separate staircase then leads up to the second floor and onto a substantial games room, currently used as a fully equipped professional gymnasium with solid oak floor | This room would easily divide into two further bedroom suites if required, with water feed & waste offered to the top floor. There is substantial storage space to the loft above.



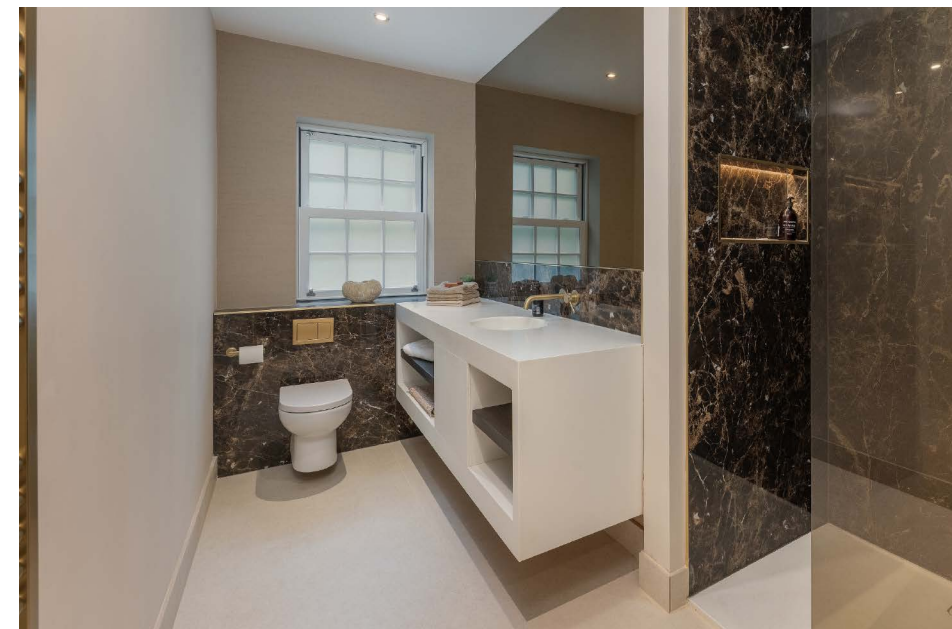


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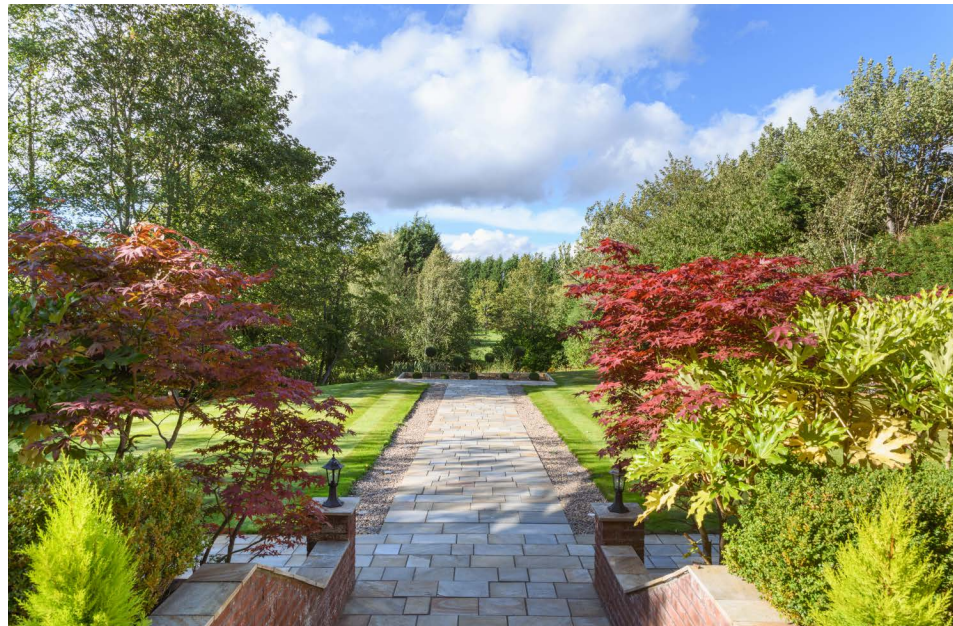


Externally, the property is approached via electronic pedestrian and double gated access that leads through to a sweeping block paved driveway offering off street parking for multiple vehicles to the front | Within the grounds there is a detached double garage with electric up and over door and further storage above | The property sits on an impressive plot of circa 1 acre and offers an extremely wide frontage with great privacy from the road with tall beech hedging | The rear gardens have been immaculately maintained and landscaped and are laid predominantly to lawn with various paved patio terraces to enjoy the sun throughout the day, including a sunken hot tub | The bottom of the gardens backs onto the burn with a rockery and wild lawned area.

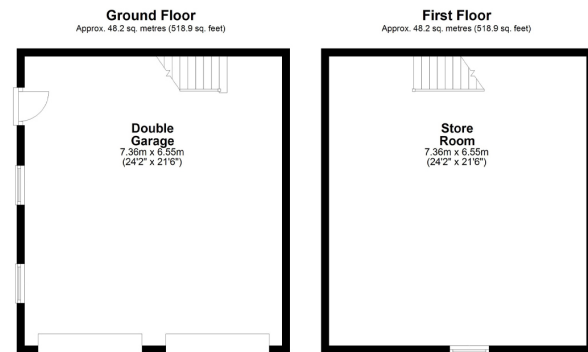
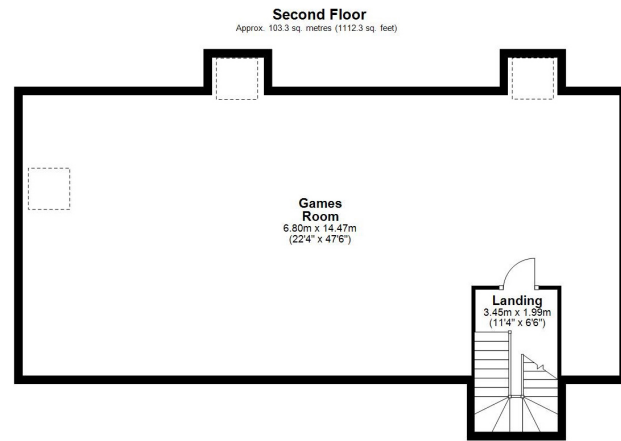
This property is an extremely special home, located on a beautiful and very substantial prime site on Runnymede Road, combining to provide one of the very best properties in Ponteland. Early viewings are strongly encouraged to truly appreciate the size and quality of accommodation on offer!

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





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