

# BRUNTON

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## RESIDENTIAL



**RUNNYMEDE ROAD, DARRAS HALL, NE20**

**Offers Over £1,100,000**

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Brunton Residential are delighted to offer to market, this unique and very special opportunity to acquire arguably one of the finest south facing garden plots available within Darras Hall. Boasting beautiful private and established lawned gardens which run to the south and extending to approximately 1 acre.

This delightful, detached family home was originally constructed in the 1950's and has only been available on the open market once in the last 70 years. The house itself provides accommodation which is set over two floors and extends to approximately 2,800 Sq ft. The property also offers an integral double garage and an extensive driveway with parking for several vehicles.

This much-loved family home occupies an exceptional plot on Runnymede Road, which is one of the one of the most highly regarded residential locations within The North East of England.

This is a rare opportunity and offers a fantastic opportunity for those buyers seeking to create their very own home, with stunning mature gardens and excellent privacy (subject to planning).

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The internal accommodation comprises: Entrance hall with stairs leading to the first floor. To the left-hand side of the hallway is a generous lounge with dual aspect windows, fireplace with stone surround and dual stained-glass, circular windows.

To the rear of the ground floor is a dining room which in turn offers access into the kitchen/breakfast room with door to garden. The kitchen also leads through to the third reception room, which is located the very rear, again with dual aspect windows and views out over the rear gardens. The kitchen offers access into a rear hallway which in turn gives access to a ground floor double bedroom with fitted storage and a ground floor shower room with WC. Door into integral garage and through to utility room.

The stairs then lead up to the first-floor landing, which is split level, and gives access to a reading area and onto four good sized bedrooms. The principal suite was extended by the current owners and offers a generous double bedroom with fitted wardrobes and provides access to an en-suite bathroom with four-piece suite. Bedroom two is another comfortable double with access to an en-suite shower room and WC. Bedroom three is a smaller double with bedroom four providing views to the rear. Family bathroom with four-piece suite.

The magnificent garden was designed and planted by the current owners over a period of 40 years, with stunning mature trees, large herbaceous borders, and a footbridge which leads over a stream and to the very rear of the plot and gardens.



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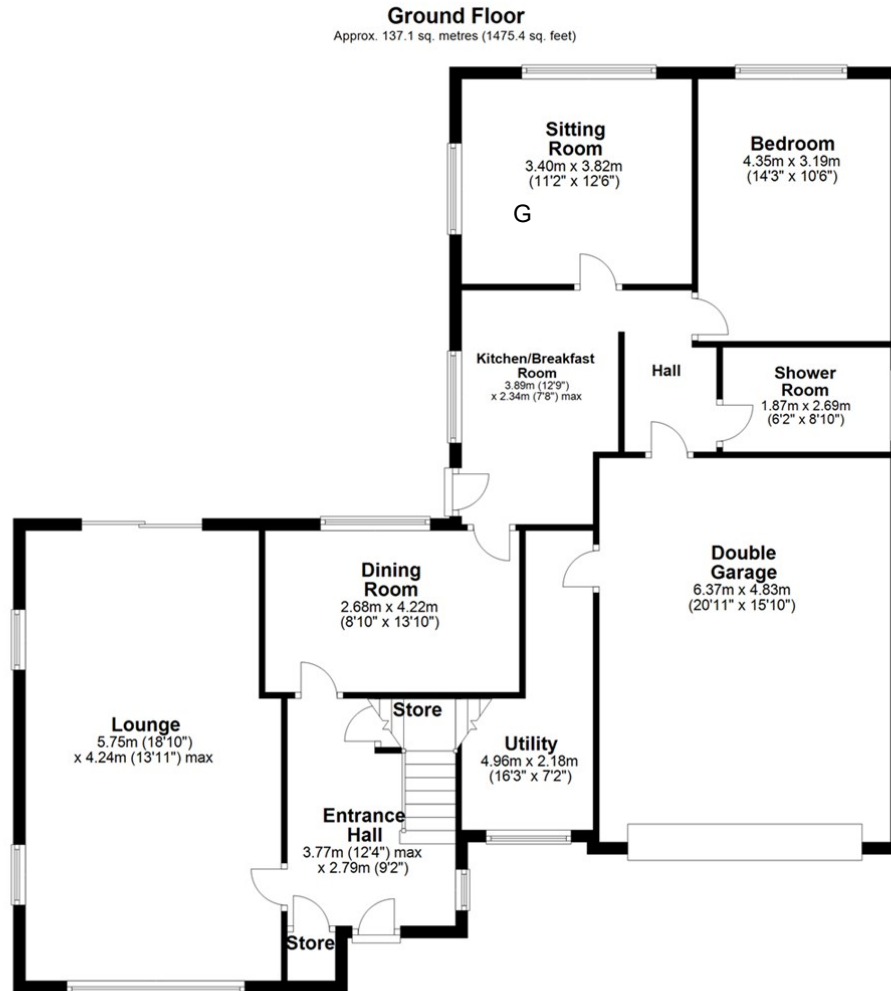
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

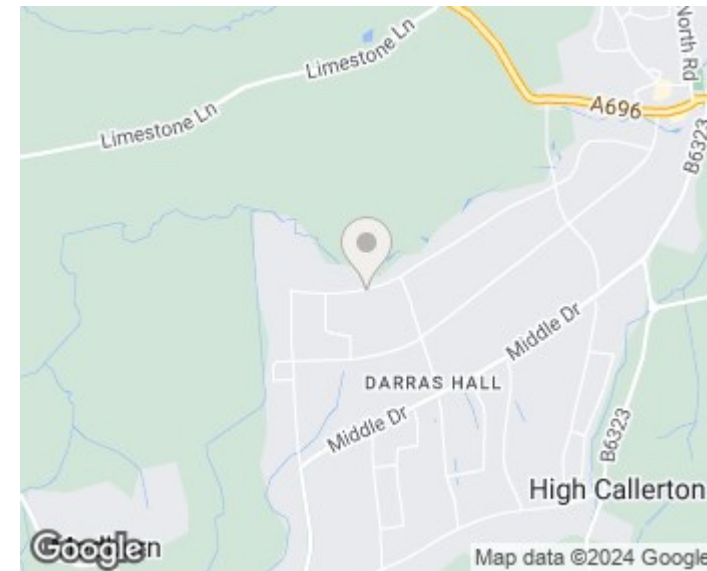
EPC RATING :

SERVICES :



Total area: approx. 254.0 sq. metres (2733.9 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	