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RUNNYMEDE ROAD, DARRAS HALL, NE20

Offers Over £2,500,000

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Substantial Modern Mansion Boasting an Extensive & Private Site which Extends to 1.2 Acres, with 7 Generous Reception Rooms, Kitchen/Breakfast Room with Separate Utility, Large Private Terrace, 6 Double Bedroom Suites, Lower Ground Floor Leisure Suite, Including a Substantial Snooker & Games Room, Home Gymnasium and Cinema Room.

This exceptional, detached family home is perfectly situated on Runnymede Road and represents one of the finest residential homes currently available within the North East of England.

This superb and imposing residence was originally constructed by the current owners around 2004 and provides one of the most impressive and most outstanding homes in the region.

Boasting a great attention to detail throughout, including fine fixtures and fittings, delightful, landscaped rear gardens, the property, which is positioned on a generous garden plot and provides over 6,500 Sq ft of internal living space, which is placed over three floors, and also offers a great deal of privacy to the rear with views out over The River Pont and surrounding countryside.

The property is set back from Runnymede Road and is placed behind large secure entrance gates and is highly regarded as the best residential address within the region. Runnymede Road, which is situated off from Darras Road and Western Way, is ideally located only a short walk from Ponteland Village, with its shops, cafes, restaurants and outstanding local schooling.

Featuring a blend of modern luxury fittings and traditional styles, including coved ceilings, picture rails, double glazed sash windows and beautiful oak wood floors, the property exudes grand elegance.

As you approach the property, you are met by large impressive electric double wrought iron entrance gates with traditional brick-built pillars and curved walls on either side, complete with a video intercom security system.

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Opening inwards onto a tarmac driveway, which splits into two and leads to two integral garages on both the left and right. There are manicured lawns on either side and the property which are bordered by mature trees and hedges. A paved pathway leads you around an attractive central fountain and up to stone steps that lead up to the colonnade portico and to the front door, with stone balustrades.

To the rear, the grand raised half circular terrace with cast stone balustrades is paved and offers the perfect place for summer drinks and entertaining with friends. Stone steps sweep down on either side to the lower ground level and onto the formal lawns, which also offer well established trees, a naturally occurring pond and The River Pont, which winds through the back of the gardens, offering spectacular views from the house.

The internal accommodation comprises: Entrance vestibule which in turn leads into a magnificent entrance hall, with a coat's cupboard on one side and a cloakroom with WC on the other. The central entrance/reception hall features a superb sweeping oak staircase, which leads up to the galleried first floor landing. There is also a second staircase that takes you down to the lower ground floor and storage cupboard.

On either side of the reception hall, double part glazed oak doors give access to the formal drawing room and dining room with wooden flooring. Both reception rooms enjoy marble fireplaces and Victorian style radiators and provide south facing windows which overlook the front lawns and driveway. To the right of the stairs is the study, which is also generous in size, while at the rear of the property, accessed by an inner hall, is the charming morning room, also with marble fireplace, and French doors that lead out onto the rear raised terrace and gardens.

A particular feature of this property is the delightful kitchen/breakfast room with a solid dark wood floor, and which overlooks the garden. There is an extensive range of traditional cabinetry which include a wide range of wall, drawer and base units, some of which are glass fronted, with black marble worktops with inset sink and Victorian style taps. The central island, with a wood, work-surface and second sink unit, has cupboards below and extends at one end into a breakfast bar while there is a heated towel rail at the other. Along one side is a sink with Victorian style mixer tap. The large Range sits below an extractor fan which is built into the kitchen units, and there is space for an American double fridge freezer, a built-in dishwasher and ample storage space. A door from the kitchen gives access to the utility room, which also features an extensive range of base units with wood, work-surfaces, a long Butler's sink with mixer tap, plumbing for a washing machine, space for a tumble dryer and a part glazed door to the outside.

Also leading off from the kitchen is a family dining room, which is ideal for everyday family use, with French doors taking you out onto the raised rear terrace.

The grand, central sweeping, oak wood staircase leads up to the spectacular first floor, oval galleried landing, from which you have access to all six bedrooms, with a spectacular cupola that floods the space with natural light.

The principal bedroom suite overlooks the rear gardens with fabulous open aspect views. There is an impressive en-suite bathroom, which is fully tiled with a large walk-in shower, twin basins with large vanity unit offering plenty of storage, a full width bevelled mirror, a deep whirlpool bath with mosaic tiling and two tall wall radiators with towel hangings.

A second door leads to a well-proportioned dressing room with wooden floor, fitted with oak wood wardrobes and storage space. There are five further double bedroom suites, which are all either carpeted or with wooden floors. The guest bedroom also has an en-suite bathroom and dressing room, while the remaining bedrooms enjoy en-suite shower rooms and walk-in wardrobes.

From the galleried reception hall, a sweeping staircase leads down to the lower ground floor, which enjoys a marbled floor hallway, and off which is a guest WC with wash hand basin, a large storage space, a shower room, the plant room housing the boiler and hot water cylinder, and doors leading into both integral garages.

To the front of the lower ground floor is the cinema room with surround sound system. At the rear, doors then lead into a games/music room with marble tiled floor to the left of the property as well as a gymnasium to the right with a wood floor, air conditioning and a wood encased Jacuzzi/hot tub sitting on a marble tiled floor with steps to the side. Central is the bar/snooker room with a beautiful, polished wood floor, an elegant mahogany wood bar and French doors taking you out onto the formal lawns.

This amazing mansion sits in its own grounds, which extend to approximately 1.2 acres, and offers a high degree of privacy and seclusion due to being bordered by mature trees and hedges. As you approach the property, you are met by impressive electric double wrought iron gates with traditional brick-built pillars and curved walls on either side, complete with an intercom system. Opening inwards onto a tarmac driveway, which splits and leads to integral garages on the left and right, there are manicured lawns on either side and the property is bordered by mature trees and hedges. A paved pathway leads you around an attractive fountain to cast stone steps up to the colonnade portico and front door, with cast stone balustrades. To the rear, the grand raised half circular terrace with cast stone balustrades is paved and offers the perfect place for summer drinks and entertaining. Stone cast steps sweep down on either side to the lower ground level and the formal lawns, which undulate towards well established trees, a naturally occurring pond and the river Pont which winds through the back of the gardens, offering spectacular views from the house.



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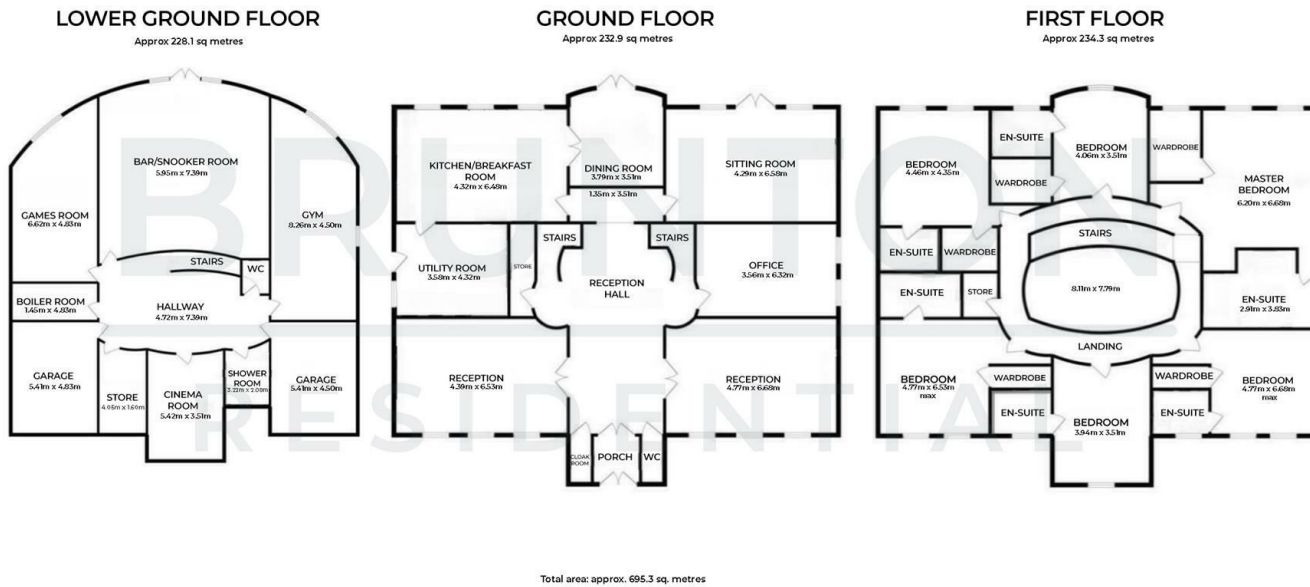
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : C

SERVICES :



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| | | 72 | 76 |
| England & Wales | | EU Directive 2002/91/EC | |

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