

**BRUNTON**  
RESIDENTIAL

# 120 RUNNYMEDE ROAD

Darras Hall, Northumberland





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Darras Hall, Northumberland

This outstanding and stylish property, offering timeless luxury blended with classic elegance and modern sophistication is perfectly situated on the prestigious Runnymede Road, Darras Hall.

Boasting over 7,500 Sq ft of internal living space, this exceptional family home occupies an extremely private riverside plot that offers mature and manicured gardens extending to approximately 1 acre. The property offers remarkable curb appeal and provides a rare opportunity to secure one of Darras Halls most coveted family homes.

This superb, detached residence has been renovated and redesigned to exacting standards by the current owners and now provides one of the most impressive and most outstanding detached homes within the region.

Boasting a great attention to detail throughout, with the design being nurtured from a French Colonial form of architecture, the property celebrates rich colors, luxurious textures, fine fixtures and fittings, Lutron lighting systems, whole house ventilation, CCTV, a security and alarm system and delightful, landscaped gardens.



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The property benefits from a heated indoor swimming pool, snooker room, gymnasium, 6 bedrooms, 7 bathrooms, a formal lounge, open plan kitchen / diner, butlers' room, snug, and office / playroom. It's positioned on a generous, southwest facing garden mature garden plot and has lovely rolling lawned gardens running down to the River Pont and is surrounded by beech hedges and tall trees which give excellent screening and privacy. The entrance to the front of the house is also highly impressive, with striking render, dressed stone, flush profile anthracite heritage windows with a very wide frontage onto Runnymede Road. It has a discreet driveway, with electrically operated gates leading into the open courtyard with a double garage and parking for many cars.

Runnymede Road is highly regarded as one of the most desirable residential addresses within the region. Runnymede Road, which is located just off from Darras Road and Western Way, is ideally located only a short walk from Ponteland Village, with its excellent array of shops, cafes, restaurants, and outstanding local schooling. Also situated close by is Newcastle International Airport, providing excellent links throughout the county, Europe, UAE, and the world.







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## THE HEART OF THE HOME

The property itself is accessed via secure entrance gates that open to a large, gravel multi-car driveway that in turn leads up to the integral double garage and the covered entrance stone portico. The main entrance is accessed from the center, where large double bespoke doors open into an entrance vestibule, which in turn gives access into the reception/entrance hall with stairs leading to the first floor.

To the left-hand side of the hallway, there are two large reception rooms, the living room enjoys a period marble fireplace and south facing windows over-looking the front gardens. The second reception room/tv room also enjoys south facing windows overlooking the front gardens and is ideal as a breakout space. The area also provides a large ground floor guest bedroom with fitted wardrobes and an ensuite. To the right-hand side of the entrance hall, a door leads into a generous/third reception room which is currently laid out as a games room and bar space which is perfect for entertaining.

To the rear of the ground floor two sets of double doors open into a magnificent open plan handmade kitchen/ Butlers room / dining and living space. The kitchen area enjoys a range of modern bespoke cabinetry, with integrated appliances, Lutron lighting, ILVE Milano Range Cooker, stone worktops, and a large central island with breakfast bar. The kitchen area also offers French doors leading out onto the rear terrace and gardens with a beautiful pantry kitchen with sink, dishwasher and access to a useful playroom/ground floor study.







## THE FINE ATTENTION TO DETAIL

The dining and living space are beautifully presented and enjoys a large walk-in bay window, again with French doors leading out onto the rear terrace and gardens. The ground floor also gives access to a large double bedroom suite, with access to a re-fitted en-suite shower room, fitted storage and window overlooking the rear gardens.

The rear hallway then leads through into the large utility room and past a ground floor guest WC. The utility room offers a door leading into the integral double plus garage with electronic up and over doors. A door from the rear of the utility room leads into the rear gym and plant room. A rear lobby provides a separate access to the rear terrace and gardens and a final door from the ground floor leads into the leisure suite and indoor heated swimming pool with three sets of French doors leading out onto the rear gardens. To the rear of this space is a shower room WC.

The stairs then lead up to the first-floor landing, which is flooded light, wide and spacious, and gives access to five double bedrooms and home office/study, store, linen room, and main bathroom.

Three of the bedrooms offer en-suite facilities with the principal suite being generous in size with a dressing area, ornate fireplace, and access to a beautiful and contemporary en-suite bathroom. Both of the larger children's rooms are similar in size and offer access to en-suite shower rooms with hidden reading rooms / snugs.





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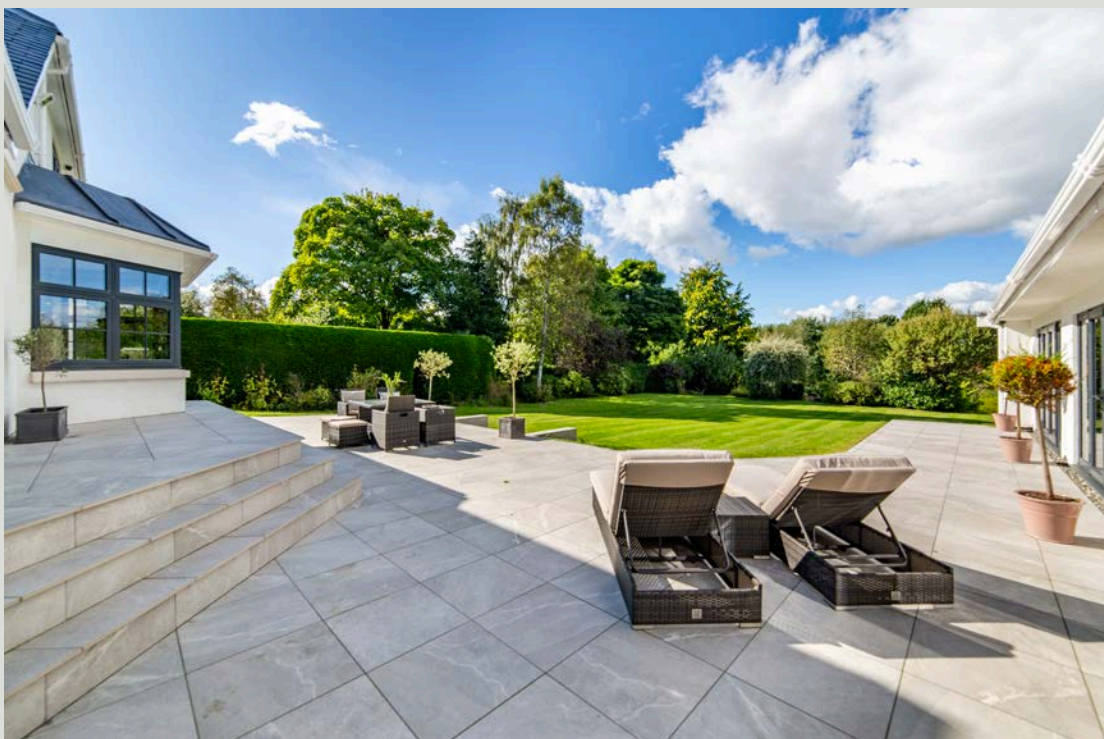
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## THE PERFECT OUTDOOR SPACE

Externally, the grounds and gardens are presented to a very high standard and offer a great deal of privacy and sanctuary from the outside world with several large paved entertaining terraces and well stocked borders.

Immaculately presented throughout, this exceptional family home, blending classic elegance and modern sophistication is rare to the market and internal inspections are deemed essential.



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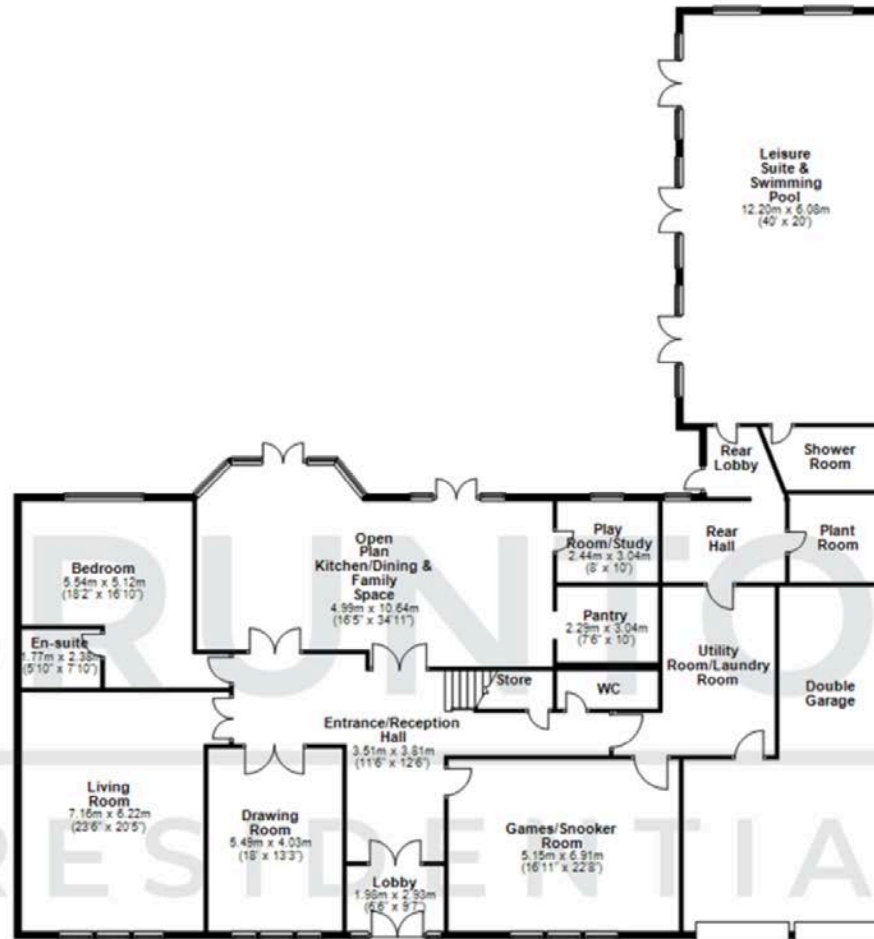
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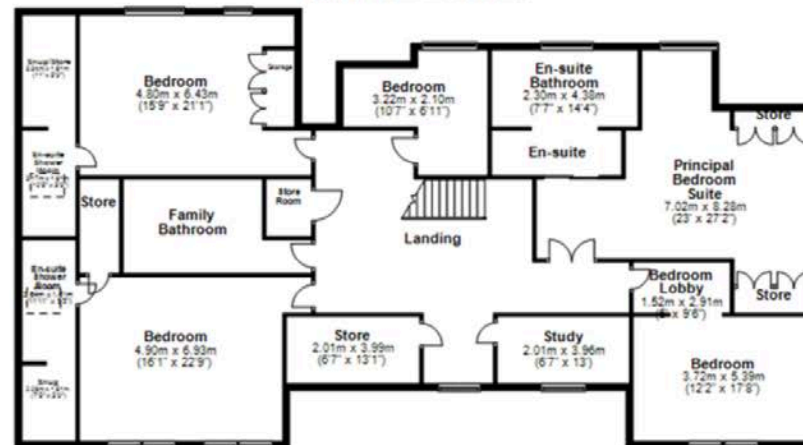




**Ground Floor**  
Approx. 422.2 sq. metres (4544.1 sq. feet)



**First Floor**  
Approx. 255.8 sq. metres (2753.0 sq. feet)



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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## Darras Hall, Northumberland, NE20

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