

BRUNTON
RESIDENTIAL

THE RISE

Darras Hall





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Stunning Newly Built Detached 'Turn Key' Residence, Available Fully Furnished, With Sumptuous Interior Design, An Envable Combination Of Traditional Materials With Contemporary Modern Style, In Excess Of 5760 Sq Ft Of Luxurious, Furnished Accommodation Over Three Floors, Wonderful Vaulted Reception Hallway, Expansive Kitchen/Breakfast Room With Dining Area And Family Room. Comfortable Sitting Room, Home Office, Gymnasium, WC, Utility, Cinema Room, Galleried Landing, Six Double Bedrooms, Six Bathrooms, Magnificent West Facing Plot Circa 0.5 Acres, Fabulous Mature Garden, Parking For Several Vehicles Plus Garage.

This exceptional residence has been completed to the highest standard, and features an innovative open plan layout, with light and airy living space, and a West facing aspect. The Rise is conveniently situated close to sought after schools, excellent amenities, leisure facilities and transport links, including Newcastle International Airport.



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A traditional wooden portico lends a touch of character to the front property, invitingly framing the vaulted reception hallway, which is beautifully complemented by a striking contemporary chandelier.

From here, doors lead through to the rear, where an enviable open-plan kitchen boasts bespoke cabinetry, a central island with luxurious quartz work surfaces, and a generous dining area with bi-fold doors that seamlessly merge indoor and outdoor living. The kitchen is perfectly complemented by an elegant cocktail bar, a comfortable living area with a panoramic fireplace, and a convenient utility room with access to the side garden and garage.

Underfloor heating ensures a warm and comfortable atmosphere throughout the ground floor.





THE APPROACH AND MAIN HALL

To the front of the property, a formal lounge makes a stunning impression, accompanied by a conveniently located ground floor WC and a practical home office. On the opposite side, a well-equipped gymnasium, ample cloak storage, and a state-of-the-art cinema room with surround sound create the ultimate entertainment space.

A striking galleried landing to the first floor, provides access to the luxurious principal bedroom suite, which enjoys a Juliet balcony with views over the West-facing garden, an opulent shower room, and a stylish dressing room with bespoke cabinetry.

The remaining bedrooms are equally impressive, with two double bedrooms to the front featuring walk-in wardrobes and en-suite facilities fitted to the highest standard. A further double bedroom to the rear boasts lovely views over the garden and its own en-suite facilities.

The second floor landing/seating area provides access to two versatile bedrooms, one with en-suite facilities and benefiting from a great deal of privacy, making this area ideal for extended family and guest visits.







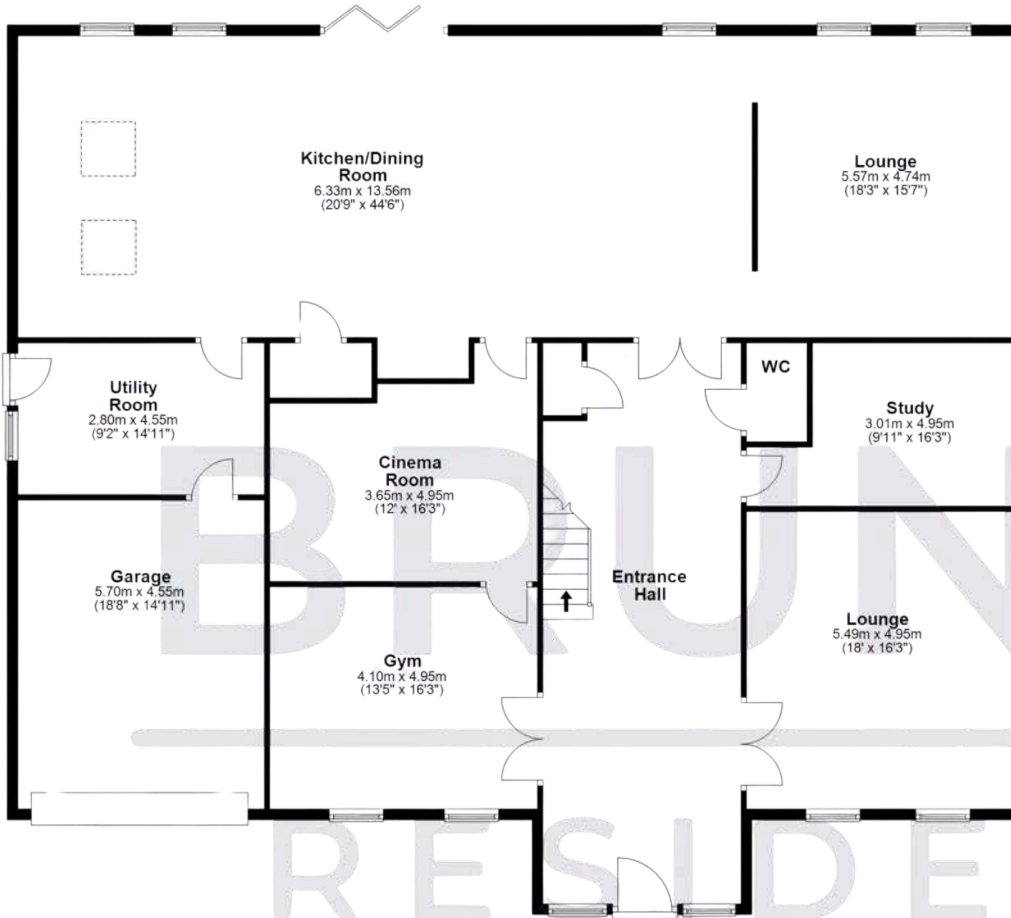
GROUNDS AND GARDENS

Externally, the property's extremely private plot is secured by automated gates and surrounded by walled boundaries and mature trees. Ample parking is available on the driveway, and an attached garage provides additional storage.

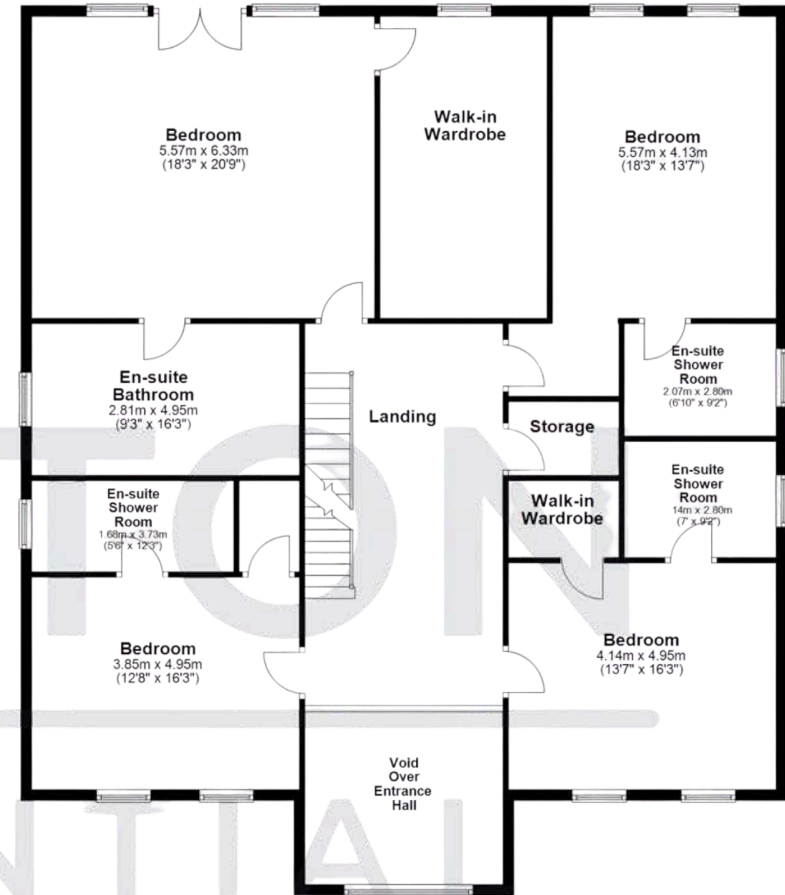
The beautiful, mature gardens span approximately 0.5 acres, featuring sizeable stone terraces, lush lawns, mature flowering shrubs, and colourful borders. A high-quality greenhouse and a practical shed complete this exceptional outdoor space, perfect for gardening enthusiasts.



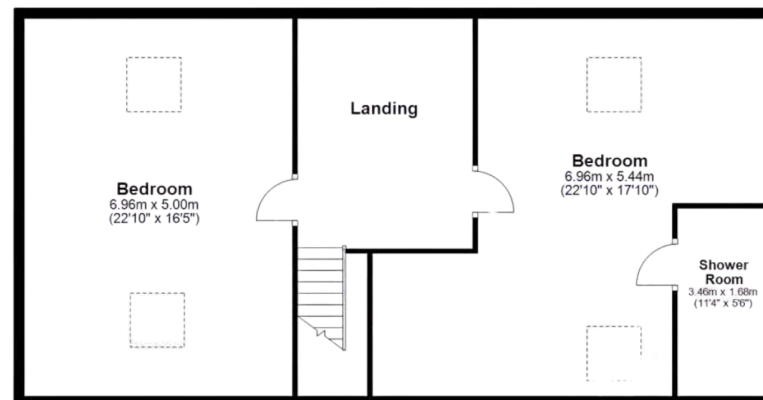
Ground Floor
Approx. 269.0 sq. metres (2895.2 sq. feet)



First Floor
Approx. 202.0 sq. metres (2174.3 sq. feet)



Second Floor
Approx. 96.5 sq. metres (1038.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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