



The Rise

Darras Hall

This substantial five-bedroom house offers ample living space and amenities, making it perfect for families seeking comfort and convenience. Upon entering, you are welcomed by an elegant entrance porch and a cloakroom for guests. The spacious study provides a quiet space for work or study, while the living room boasts double doors leading to the elegant dining room. The breakfasting kitchen is equipped with modern appliances and ample storage, adjacent to a practical utility room. The rear of the house features a warm and inviting family room, adorned with French doors that open onto a stunning garden, perfect for al fresco dining and entertaining. The property features five sizeable bedrooms, a well-appointed family bathroom, a shower room, and three en-suite bathrooms, ensuring privacy and relaxation for all occupants. The property boasts parking for multiple vehicles, a double garage for added convenience, and a beautifully landscaped mature garden spanning approximately 1/2 acre. The garden is beautiful, offering a summer house, a tranquil pond, a patio for entertaining, and even a chicken house. Additionally, there is potential for further development subject to planning permissions, making this property an exciting investment opportunity. Darras Hall is a highly sought-after area known for its excellent schools, shops, transport links, leisure facilities, and amenities. This property is ideally situated for those seeking a luxurious lifestyle in a well-connected community. Don't miss the chance to make this exceptional property your dream home! Contact us today to schedule a viewing and discover the true potential of this remarkable residence.

Asking Price: £725,000

ROOK
MATTHEWS
SAYER

01661 860 228
Ash House, Bell Villas, Ponteland, NE20 9BE

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



The Rise

Darras Hall

The front door opens to a porch with a cloaks cupboard, tiled flooring and double glazed windows to the front and side.

Inner hallway

A welcoming hallway with carpeted flooring, access to the principal rooms of the ground floor.

Lounge 20'4 x 14'4 (6.19m x 4.36m)

A beautiful room with double glazed window to the front, carpeted flooring, feature fireplace and double doors to the dining room.

Dining Room 8'11 x 14'4 (2.71m x 4.36m)

The dining room has an inner window and door to the conservatory, carpeted flooring and access to the kitchen and side hallway.

Side Hallway

A carpeted hallway with a door to the double garage and access to the sitting room.

Sitting Room 10'9 x 16'6 (3.27m x 5.02m)

This flexible living space benefits from carpeted flooring, double glazed doors to the garden and a double-glazed window to the side.

Conservatory 11'6 x 10'10 (3.50m x 3.30m)

This room has tiled flooring and doors to the garden.

Breakfasting Kitchen 18'2 x 11 (5.53m x 3.35m)

A fabulous fitted kitchen with integrated appliances, contrasting work tops, a sink unit inset, double glazed windows to the rear and side, part tiled walls, a useful breakfasting area and wood effect flooring.

Utility 7 x 6'9 (2.13m x 2.05m)

A convenient room with double glazed window and door to the side, wood effect flooring and the central heating boiler.

Office/Reception Room 10'9 x 13'8 (3.27m x 4.16m)

The office has carpeted flooring and a double-glazed window to the side.

Bedroom One 11 x 14'4 (3.35m x 4.36m)

This impressive bedroom has a double-glazed window to the rear, carpeted flooring and fitted wardrobes.

En-Suite 5'1 x 10'10 (1.54m x 3.30m)

A generous en-suite with shower enclosure, wash hand basin, WC, part tiled walls and a double-glazed window to the front.

Family Bathroom 7'5 x 7'7 (2.26m x 2.31m)

The bathroom benefits from a corner bath, wash hand basin inset to storage, bidet, WC, tiled walls and a double-glazed window to the front.



Bedroom Two 13'3 x 11 max into recess (4.03m x 3.35m)

A comfortable room with carpeted flooring, fitted wardrobes and a double-glazed window to the front.

En- suite 5'7 x 10'10 (1.70m x 3.30m)

With bath tub and shower over, WC, wash hand basin, tiled walls and a double-glazed window to the side.

Bedroom Three 11'10 x 11'2 (3.60m x 3.40m)

A light and airy room with double glazed windows to the front and side and carpeted flooring.

En-Suite Bathroom 5'6 x 9'5 (1.67m x 2.87m)

A well-equipped room with bath tub and shower over, WC, wash hand basin, tiled walls and a double-glazed window to the side.

Bedroom Four 12'4 plus wardrobes x 10'4 (3.75m x 3.14m)

This bedroom is currently being used as a gym and benefits from fitted wardrobes, carpeted flooring and a double-glazed window to the front.

Bedroom Five 10'4 x 11'1 (3.14m x 3.37m)

Bedroom five has views of the garden through a double-glazed window to the rear, carpeted flooring and a radiator.

Shower Room 3'6 x 6'6 (1.06m x 1.98m)

A stylish modern shower room with laminate walls, shower enclosure, wash hand basin, heated towel rail and a double-glazed window to the side.

Garage 15'6 into recess x 28 plus recess irregular shape (4.72m x 8.53m)

The well-proportioned garage has an electric garage door to the front, a window and door to the side, storage cupboard, light, power and an electric car charging point.

Garden - The property enjoys a substantial plot circa ½ an acre. There is a sizeable driveway, beautiful lawned areas, mature planted borders, a wildlife pond, summer house and chicken run.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

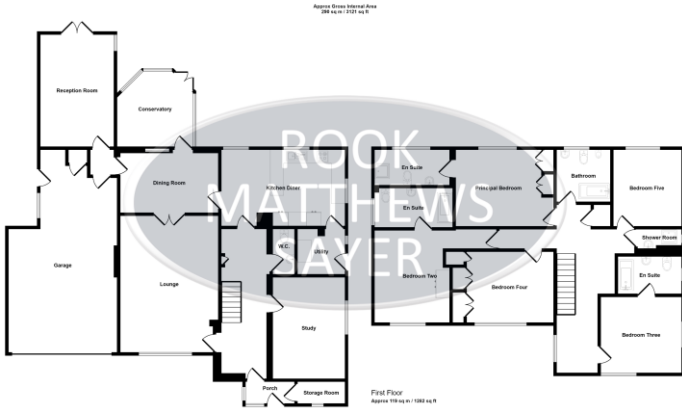
COUNCIL TAX BAND: F

EPC RATING: TBC

P00006925.EC.SCJ.25012024.V.2



EPC TBC



Ground Floor
Approx 170 sq m (180 sq ft)

This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, areas, volumes, and any other data are approximate and the responsibility is placed on the purchaser. The purchaser should verify the accuracy of the information and measurements and should not rely on this floor plan for any other purpose.



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

