



*Edge Hill*

DARRAS HALL, NE20 9RN

**RMS** | Rook  
Matthews  
Sayer

INCORPORATING  
*Fine* LIVING





5 BEDROOMS  
3 BATHROOMS  
3 RECEPTION ROOMS

AVAILABLE FOR SALE AT  
**£900,000**

## *Immaculate detached property*

This immaculate detached house, offered for sale with no upper chain, is situated on a generous corner plot of approximately 1/3 acre in the heart of Darras Hall—a sought-after location known for its green spaces and excellent local amenities. The property is approached via an impressive carriage driveway with electric gates, providing a secure and welcoming entrance.





## *Spacious light-filled living room*

Living spaces are both versatile and inviting. There are three reception rooms, including a room with large windows, a fireplace, and direct access to the south west facing lawned garden. A formal dining room provides a perfect setting for entertaining, while a further reception room features a log burner and built-in media unit for relaxed family evenings.





# *Modern open-plan kitchen*

The kitchen benefits from generous natural light, a dedicated dining space, a breakfast area, and a useful utility room. With an EPC rating of D, this property blends comfort and practicality within one of the area's most desirable settings.





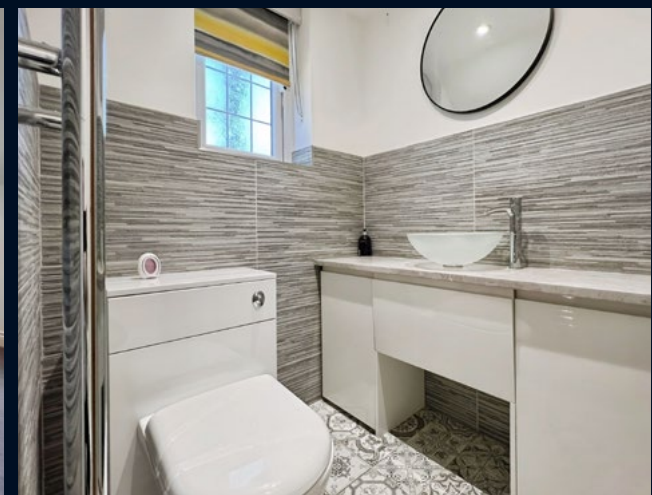


## *Spectacular master bedroom*

The home is ideal for families, offering five well-appointed bedrooms. The master bedroom features a spectacular dormer window, a spacious walk-in closet, and an en-suite bathroom.







## *Spacious, light-filled bedrooms*

Another bedroom also benefits from an en-suite, vaulted ceiling, and feature window and log burner, making it an excellent guest room or an inspiring home office. Additional bedrooms include a double with built-in wardrobes and dual aspect windows, as well as two further doubles, with fitted storage.





## *Stylish, luxurious bathroom*

The spacious bathroom offers a soaking tub and stand alone shower unit with stylish effect tiling adding to the luxurious feel.



# *Stunning garden*

The expansive south west facing gardens are ideal for enjoying the outdoors, completing this outstanding family home.





# Property Description

## GROUND FLOOR

### Reception Room One:

18'00" x 13'11" (into alcove) - 5.49m x 4.24m

### Reception Room Two:

20'11" x 11'11" - 6.38m x 3.63m

### Reception Room Three:

10'11" x 11'09" - 3.33m x 3.58m

**Kitchen:** 24'03" x 10'11" - 7.39m x 3.33m

### Utility Room:

9'11" (max) x 12'09" (max) - 3.02m x 3.89m

**W.C.**

## FIRST FLOOR

### Bedroom One:

17'05" (max) x 15'11" - 5.31m x 4.85m

**En-suite:** 6'02" x 6'11" - 1.88m x 2.11m

**Closet:** 6'02" x 6'00" - 1.88m x 1.83m

### Bedroom Two / Home Office:

16'08" (max) x 14'09" - 5.08m x 4.50m

**En-suite:** 4'06" x 5'02" - 1.48m x 1.57m

### Bedroom Three:

15'10" (+wardrobes) x 13'11" - 4.83m x 4.24m

**Bedroom Four:** 16'11" x 11'10" - 5.16m x 3.61m

**Bedroom Five:** 13'11" x 10'10" - 4.24m x 3.30m

**Bathroom:** 6'08" x 10'09" - 2.03m x 3.28m

## PRIMARY SERVICES SUPPLY

**Electricity:** MAINS

**Water:** MAINS

**Sewerage:** MAINS

**Heating:** MAINS GAS

**Broadband:** FIBRE

**Mobile Signal Coverage Blackspot:** NO

**Parking:** GARAGE & DRIVEWAY

**Mining:** The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search.

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:** D

P00007394.SD.SD.15/8/25.V.1



# Floor Plans



GROUND FLOOR



FIRST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:  
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