

# SIGNATURE


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 Darras Road, Ponteland NE20 9PG

# Darras Road Ponteland NE20 9PG

Offers Over £3,950,000

An exciting opportunity has arisen to acquire this magnificent, detached home, set within an impressive 1.1-acre plot in the prestigious Darras Hall. This exquisite property is truly one of a kind, designed by its current owner with great care and meticulous attention to detail to boast a palatial and grand feel throughout.

The block and beam construction of the building was completed to an incredibly high standard in 2013, and the property has had a recent renovation finalised in August 2022.

In addition to its exceptional architecture, immaculate styling, and stunning design, this 10,946 sqft mansion ideally provides five spacious bedrooms as well as a separate one bedroom open plan apartment, and a range of excellent facilities including a leisure suite, a home bar, and beautiful grounds, incorporating an island golf green. The property has been designed with no expense spared, with bespoke doors and architraves showcased throughout, a solid oak staircase providing access to all three floors of the home, and all rooms offering a TV and music via ceiling speakers, room-by-room underfloor heating, multiple scene and dimmable lighting.

The property is situated in the perfect location, on the highly regarded Darras Road, Darras Hall, offering local shops and schooling at all levels, and within a short commute of Ponteland Village Centre, providing a wide variety of supermarkets, popular bars and restaurants to enjoy, and Ponteland Golf Club.

Upon entering the residence through security gates finds a welcoming 300ft tree-lined, block paved driveway, which leads up to a wonderful wrap-around courtyard living design with an ornate central stone fountain, and 1,500 sqft of parking space in addition to a three-car garage and a separate storehouse.

To the ground floor finds a grand entrance hall, which provides access to a W.C and a separate cloakroom. All rooms on the floor are of a substantial size, with the main living areas displaying gorgeous Fossilised limestone flooring.

The living room presents a delightful woodburning stove, a feature stone wall, chandelier lights, and a recessed TV unit. The expansive kitchen provides ample space to both informally dine and enjoy cooking, with a range of Gaggenau, Siemens and Bosch appliances for convenience including 5 separate ovens. Furthermore, the kitchen area is fitted with bespoke hand-painted units, a single-piece island with a marble worktop, a double Belfast sink with two additional sinks, a Quooker hot tap, a built-in coffee maker, and an oak stand-alone double Gaggenau hot plate Teppanyaki with seating for up to eight persons. The property provides a separate dining room for formal dining with lavish Italian crystal light fittings and double doors which open out to the garden.

The staircase leads up to a mezzanine floor, providing two distinct seating areas and double doors which open out to a balcony. From the upper floor landing is access to a linen room, a self-contained flat, and five double bedrooms, all of which offer ensuite bathrooms with both a bath and shower. The master suite benefits from a 3.9m vaulted ceiling, a cosy wood-burning stove, a hidden cinema screen, fitted wardrobes with mirrored doors, and a separate bespoke walk-in wardrobe. The ensuite belonging to the master room is equipped with a double bath with an aqua TV and overhead stellar lights, and a walk-in shower.

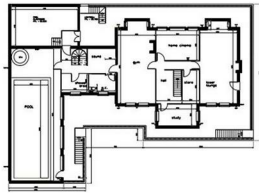
The lower floor of the property comprises a spacious reception room, an office, a fantastic cinema room with a 30sqft cinema screen, surround sound system, and electric reclining soft leather seating, a mirror-walled home gym, and a leisure suite. The leisure suite provides a changing room with a W.C, Scandinavian-style wooden sauna, jacuzzi, and double showers, and a pool room with a 40ft long swimming pool with an exclusive moveable floor, which is fitted with underwater speakers.

The sizeable home bar offers feature windows and automatic curtains, an oak L-shaped bar with seating for 10 persons, under-bar plumbing, numerous drink chillers and storage racks, a billiard table, and a dart board. The exclusive golf academy which the property provides presents a ventilated golf simulator, an island golf green with 2 chipping areas, a lounge and bar, 30ft pistol firing range and VR suite.

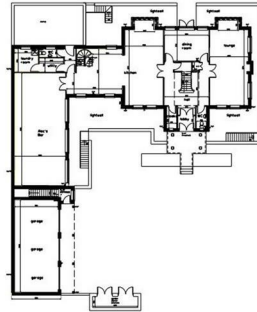








GIA = 326.0 sqm  
= 3509.0 sqft  
BASEMENT PLAN  
1:200@A3



GIA = 352.2sqm  
= 3791.0 sqft  
GROUND FLOOR PLAN  
1:200@A3



GIA = 344.3 sqm  
= 3706.0 sqft  
FIRST FLOOR PLAN  
1:200@A3

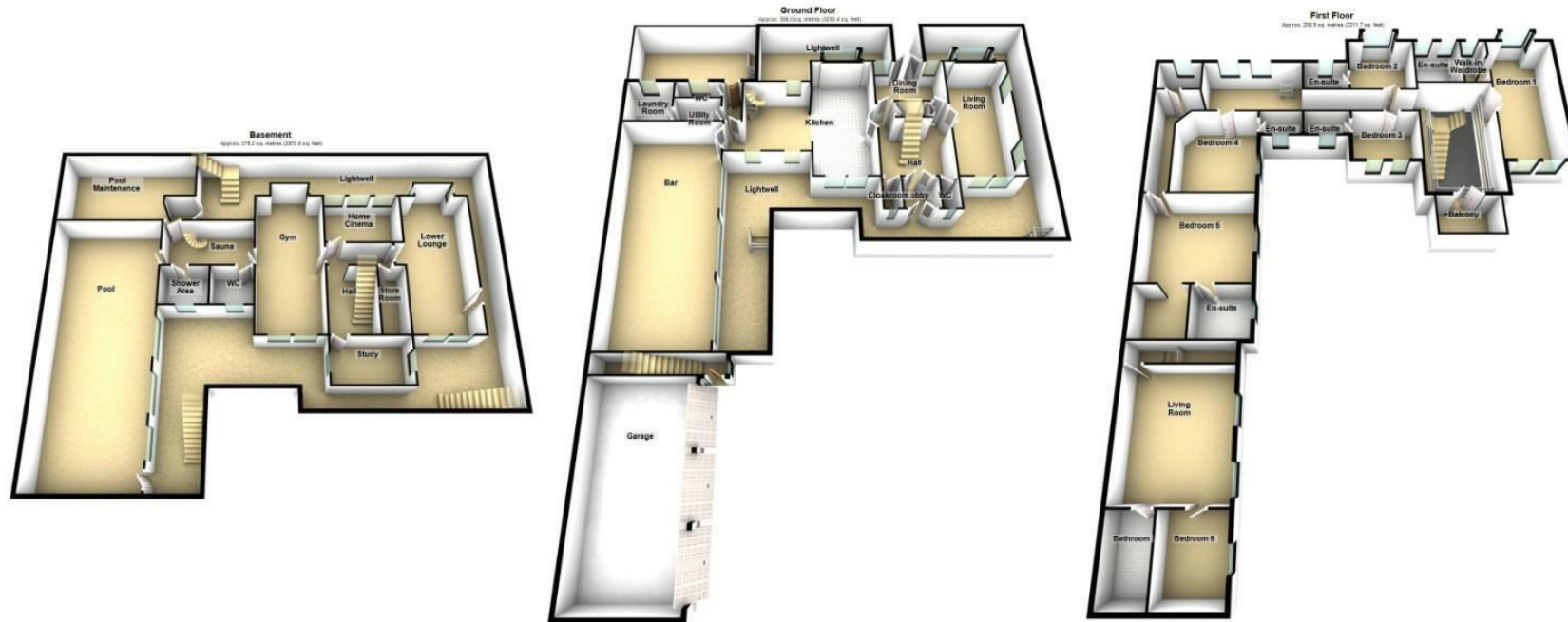


### Why Signature?

Signature North East reach 150,000 per month on social media. We cover 19 locations in the North East. At signature we keep our doors open from 8AM - 8PM, when other estate agents are closed. We are a customer 5 star rated agent on allagents.co.uk. With a dedicated group of negotiators across the region, to the 'behind the scenes' Head Office team, each member of staff is passionate about the industry and cares about every client; you're at the heart of everything we do!

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 787.6 sq. metres (8477.6 sq. feet)  
Please do not treat this information as an offer or a contract. It is for information only. The actual area of the property may vary slightly from the information provided.

EPC RATING:





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