



rare! From Sanderson Young



Rocklyn Lodge
124 Runnymede Road, Darras Hall



Rocklyn Lodge, 124 Runnymede Road, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9HL

Offers in Excess of £1,500,000

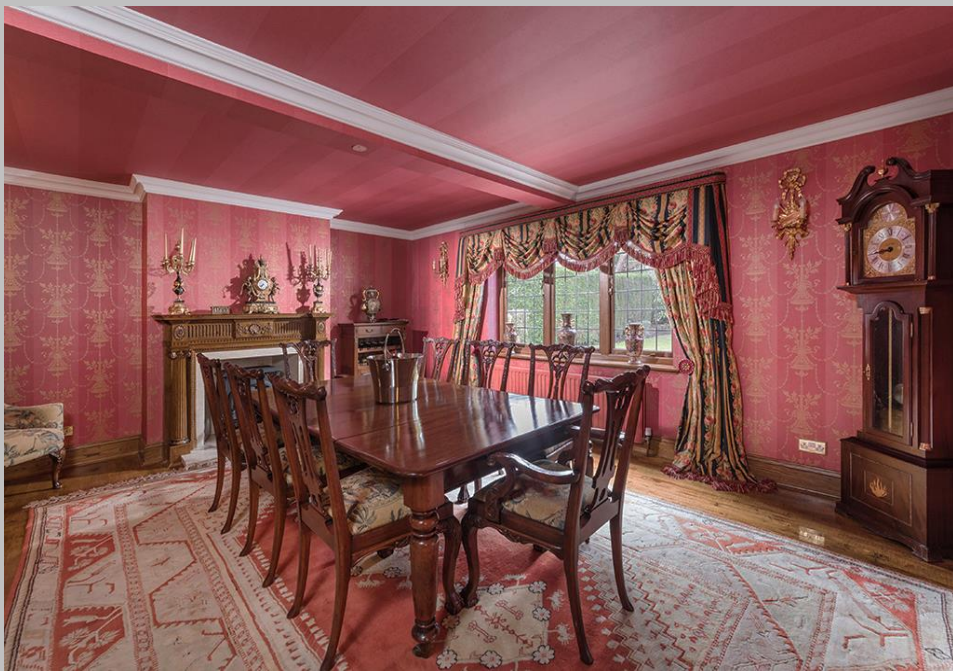
Significantly reduced to effect an immediate sale.

This outstanding detached mansion house occupies a prime site on one of the best addresses in Darras Hall.

An outstanding opportunity to acquire one of the larger style luxury homes set back on Runnymede Road with beautiful gardens and grounds extending to the River Pont. Built in the late 1980s, Rocklyn Lodge was purchased by the current owners in 1993 and has been significantly refurbished, extended and improved over many years, with beautiful interior design and decoration throughout. The property occupies a beautiful garden site which is superbly kept and maintained, extending to just under 1 acre and leading down through its wide plot to the River Pont. It is very well located within Darras Hall, enjoying very convenient accessibility to Broadway with its shopping facilities and popular restaurants and linking easily into the picturesque village of Ponteland with its beautiful church, schools and shopping facilities, as well as the road links into Newcastle Airport, the Western Bypass and Newcastle City Centre. This is a very fine home in a fabulous area of Darras Hall, for which viewing is strongly recommended.

Ground Floor: Entrance Vestibule | Stunning Hallway | Large Cloakroom and Separate WC | Formal Dining Room | Drawing Room
Professional Cinema Room with State of the Art Sound System | Kitchen/Breakfasting Room with AGA | Conservatory/Sun Lounge with
Lovely Garden Views | Utility/Laundry Area with Side Access | Gymnasium/Fourth Reception Room | Boiler Room | Gardener's WC | Access
Via Stairs to First Floor Guest Accommodation | First Floor Guest Accommodation Over Garage: Living Room Open Through to Galley
Kitchen | Double Bedroom with En-Suite Shower Room/WC | Refurbished to a High Standard | First Floor: Galleried Landing with Stone Bay
Master Bedroom Suite, Refurbished with High Quality Fittings and En-Suite Bathroom/WC with Separate Wet Room Area | Three Further
Double Bedroom Suites, All with High Quality En-Suite Bath and Shower Facilities | Externally: Integral Garage Driveway Parking for Many
Cars | Large Garage and Separate Side Parking Area | Beautiful Rear Garden Plot Extending Down to The River Pont with Well Stocked
Borders and Trees Giving Great Screening

Services: Mains Gas, Electricity, Water and Drainage | Tenure: Freehold | Council Tax Band: H | EPC Rating: E





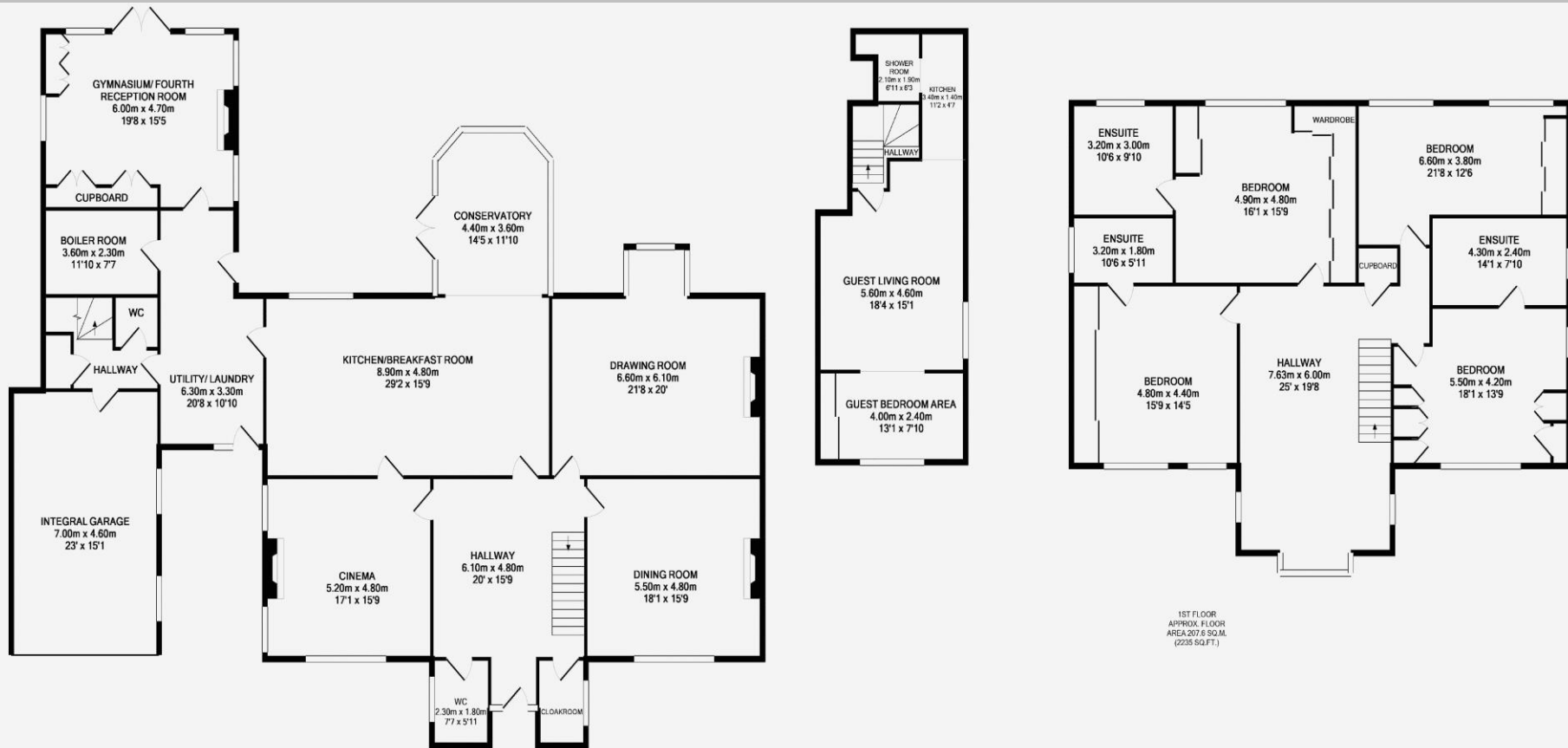












TOTAL APPROX. FLOOR AREA 480.0 SQ.M. (5167 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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