



Whinfell Road

DARRAS HALL, NE20 9EW

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



4 BEDROOMS
2 BATHROOMS
3 RECEPTION ROOMS

OFFERS OVER
£1,200,000

- Detached Family Home
- Immaculate Presentation
- Open Plan Living
- Modern Dining Kitchen
- Home Cinema
- Four Bedrooms
- Two Bathrooms
- Gated Entry

Immaculate detached home

This immaculately designed four bedroom detached home is offered for sale on the prestigious Whinfell Road, Darras Hall, occupying an approximate 0.3 acre corner plot with two sets of gates, a double garage and EV charging. Extending to around 3,300 sq ft, the property provides three reception rooms, an open-plan kitchen and two bathrooms, making it well suited to families. Ponteland offers a range of local amenities including shops, cafés and restaurants, along with nearby schools. Local green spaces and riverside walks are accessible within the village. Public transport connections are convenient, with Newcastle city centre typically reachable in around 25–30 minutes by car and via nearby bus routes, while Newcastle International Airport is within a short drive.





Spacious light-filled living room

The main reception room offers garden views, direct garden access via bi folding doors, a fitted bar area, access to the garage and inbuilt Bose speakers. A dedicated home cinema provides an additional reception space with a log burning stove, while a ground floor home office supports flexible working.



www.rookmatthewssayer.co.uk

Modern open-plan kitchen

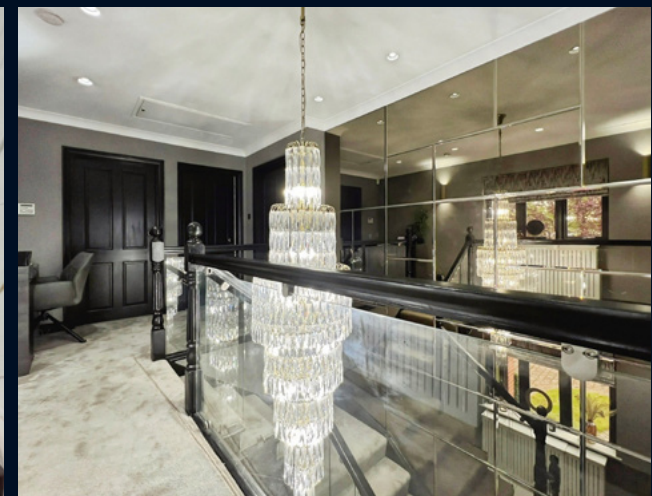
The open-plan kitchen includes a substantial island with waterfall edge, marble countertops with book matched stone, built-in pantries, generous natural light and dining space, plus a separate utility room.





Standout master bedroom

The standout primary bedroom is a double with garden views, fully fitted walk-in closet and generous ensuite shower room, giving a light-filled, spacious environment.



Luxurious bedrooms & bathroom

Three further double bedrooms include two with built-in wardrobes. The family bathroom features a free-standing bath with waterfall taps, large walk-in rain shower & heated floors.



Generous garden

Outside, the sizeable plot provides extensive garden space, with a generous patio and ample lawn, driveway parking via the two gated entrances, in addition to the double garage.

Property Description

GROUND FLOOR

Reception Room:

27'10" x 13'07" (max) - 8.48m x 4.14m

Dining Kitchen: 25'11" x 18'00" - 7.89m x 5.49m

Cinema: 13'11" x 11'02" - 4.24m x 3.40m

Bar: 10'00" x 9'10" - 3.04m x 2.99m

Home Office: 7'11" x 5'07" - 2.41m x 1.70m

Utility Room: 11'02" x 6'02" - 3.40m x 1.87m

Wash Room: 5'02" x 5'02" - 1.57m x 1.57m

W.C.

Wine Cellar.

FIRST FLOOR

Bedroom One: 12'09" x 10'01" - 3.88m x 3.07m

Walk In Closet:

11'09" (max) x 7'00" (max) - 3.58m x 2.13m

Ensuite: 10'04" (max) x 13'02" - 3.14m x 4.01m

Bedroom Two:

15'08" x 13'10" (+wardrobes) x 4.77m x 4.21m

Bedroom Three:

15'08" x 10'06" x 4.77m x 3.20m

Bedroom Four: 15'05" x 7'11" x 4.69m x 2.41m

Bathroom:

12'04" (max) x 10'05" (max) - 3.75m x 3.17m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE/DRIVEWAY

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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: G

EPC Rating: C

P00007641.SD.SD.24/7/26.V.2



GROUND FLOOR



FIRST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information please contact our branch today via:
T: 01661 860228 ponteland@rmsestateagents.co.uk

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.