



8 The Rise

Darras Hall



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This fabulous, detached property, constructed by the current owners over the last 12 months, provides a beautiful family home finished to a high specification with superb interior design. This magnificent house, created from the original bungalow which existed on the site, has many bespoke features including Crittall doors, superb lighting, impressive flooring and luxury bathrooms with stunning marble tiles.

Located on the exclusive Darras Hall estate, the property sits in mature, beautifully landscaped gardens with lawned areas and a large terrace and patio, ideal for al fresco dining.

The versatile accommodation extends to 3444 sq ft and comprises:

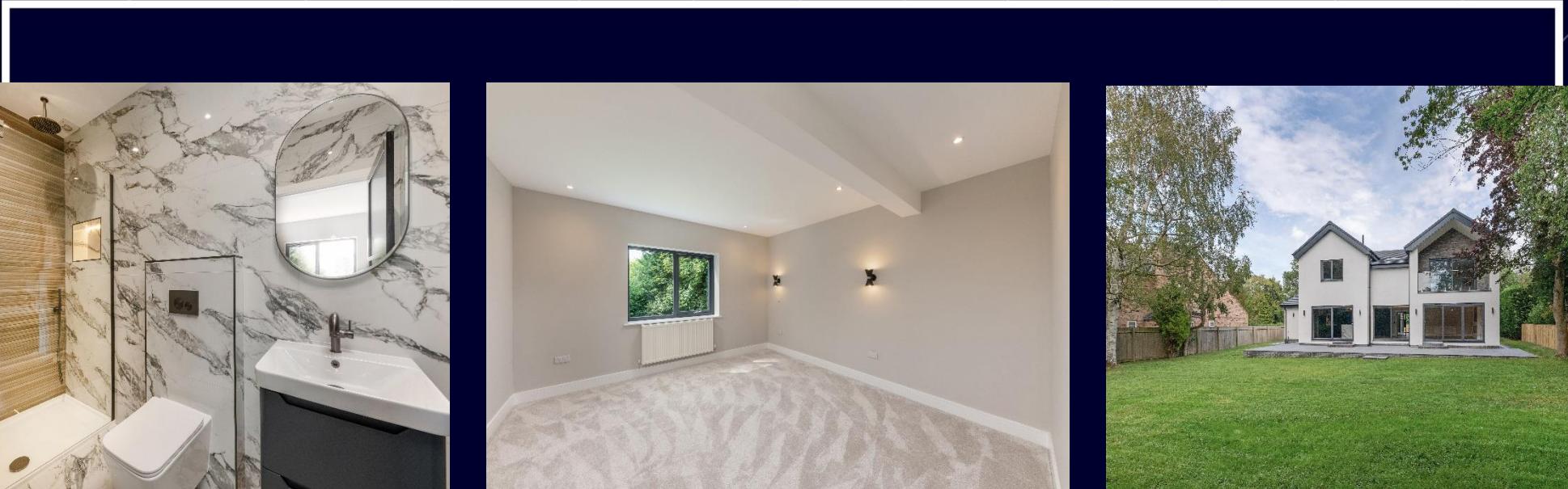
Ground Floor: Impressive double height glazed entrance | Reception hallway with beautiful tiled floor, staircase leading to the first floor and a glass fronted under stairs wine store | Lounge and formal sitting room with superb lighting | Family snug room which could alternatively be utilised as a children's playroom or study | Stunning open plan kitchen, dining and living area with recessed ceilings, concealed lighting and beautiful picture windows overlooking the terrace and gardens | The living area has a media wall and a lovely contemporary feature fireplace

The stunning kitchen has fabulous, concealed, dark wood cabinets and drawers, marble and granite worktops, quality integrated appliances and a highly impressive central island; a concealed door gives access into a butler's pantry and preparation area with matching cabinets and worktops|

Utility and laundry room, very well equipped with twin fitted washing machine and tumble dryers

Luxurious cloakroom/WC with beautiful marble tiling | Access to the garage and rear gardens





First Floor: Large landing with sitting area | Principal bedroom suite with dressing room with fitted wardrobes, en suite bathroom/WC with free standing bath and walk in shower, and a private glass and chrome balcony with lovely views over the westerly aspect of the gardens

Four further double bedrooms, one with en suite shower room

Family bathroom/WC with free standing bath and walk in shower

Externally: The property is accessed via electric gates which lead to an attractive driveway and courtyard with parking for many vehicles, and an integral single plus garage with electric doors.

The rear gardens enjoy good afternoon and evening sunshine and are beautifully landscaped with open lawns and a large terrace, ideal for entertaining.

This magnificent property is located within the heart of Darras Hall with easy access into historic Ponteland village with its range of local amenities including several cafes, pubs and restaurants, independent shops, a Waitrose store, leisure centre, sports clubs and a good choice of schools for all ages.

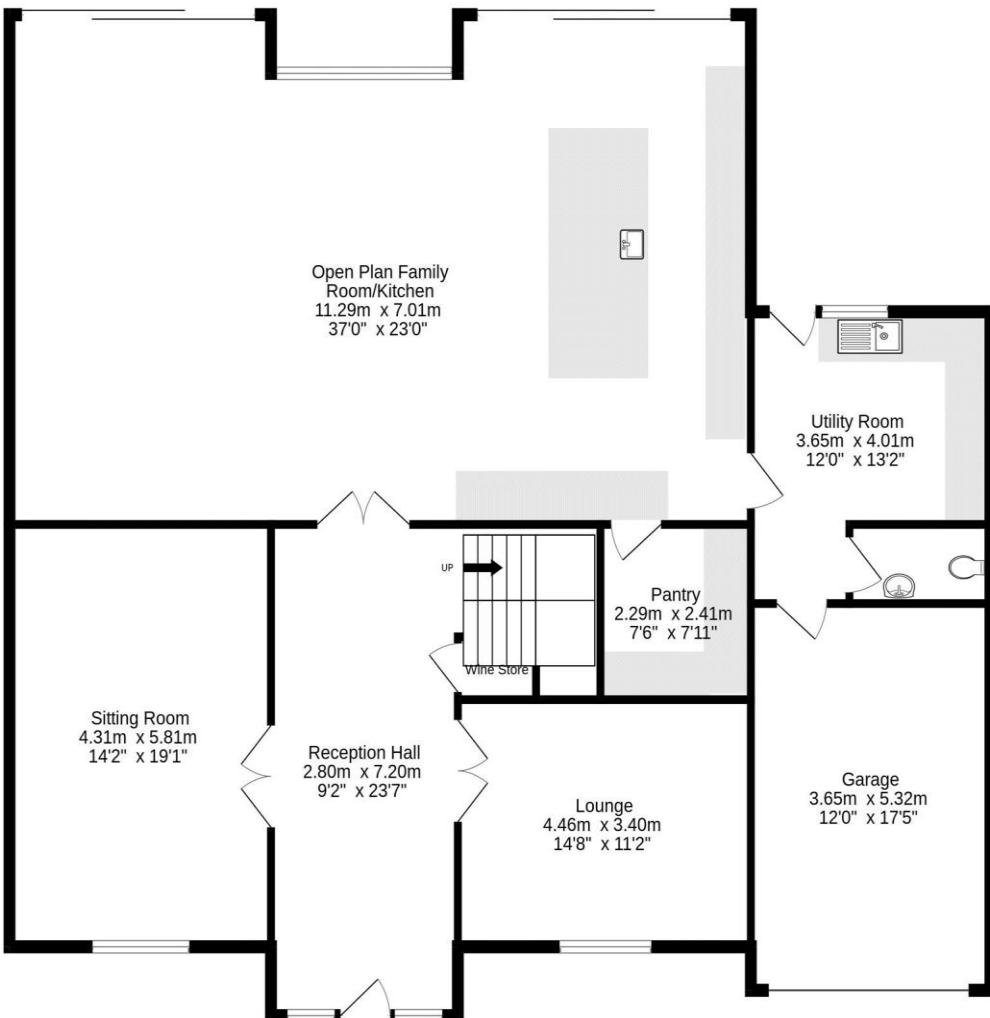
There are good transport links to other parts of the region via the A1 and A69, and to Newcastle which is a short drive away and provides more extensive amenities including private and state schooling; Newcastle International Airport is only 10 minutes away.

Services: Mains gas, electric, water & drainage | Tenure: Freehold | Council Tax Band: E | EPC Rating: B

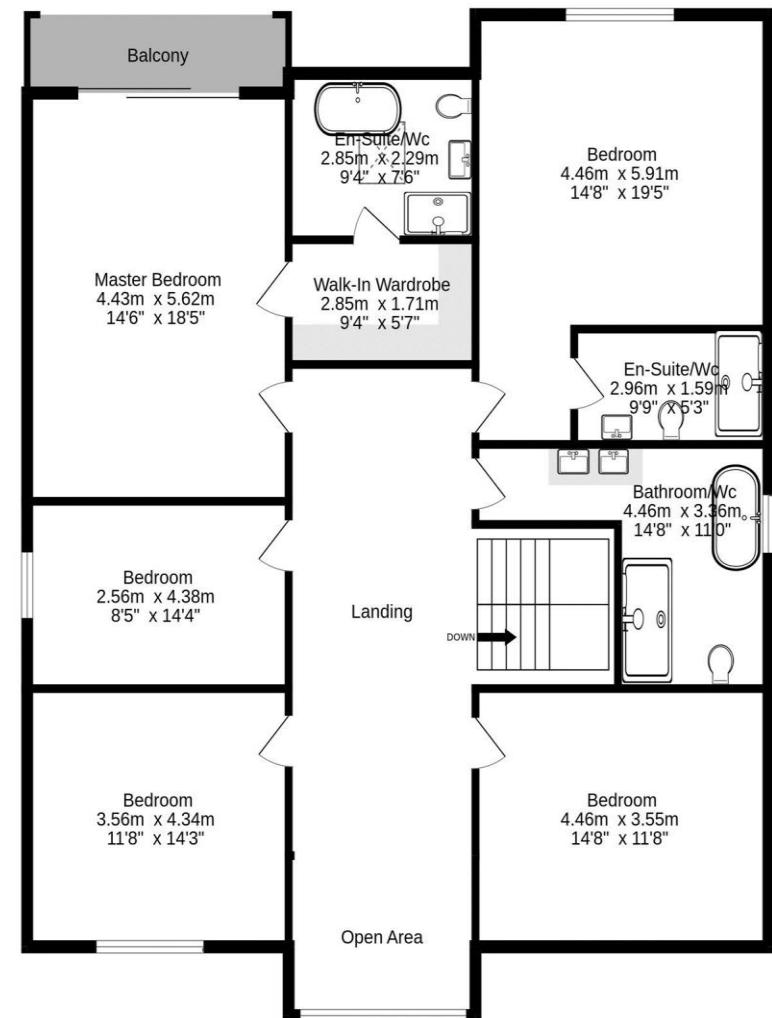
Price Guide: Offers Over £1,500,000



Ground Floor
179.1 sq.m. (1928 sq.ft.) approx.



1st Floor
140.8 sq.m. (1516 sq.ft.) approx.



TOTAL FLOOR AREA : 320.0 sq.m. (3444 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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