THE ECLIPSE

part of *the Collection* by Pimlico HOMES



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THE ECLIPSE

A NEW STANDARD OF LUXURY LIVING

Introducing The Eclipse
Part of The Collection by Pimlico Homes

Every exceptional home begins with a vision.

The Eclipse combines striking contemporary architecture with beautifully crafted interiors to create a home of exceptional quality and timeless appeal. Designed across three impressive floors, it offers expansive living spaces, seamless entertaining areas and luxurious private retreats, all thoughtfully connected by natural light and refined detailing.

From the spectacular open-plan living spaces and private cinema to the elegant principal suite, every element has been carefully considered to deliver effortless modern living. Outside, a private pool and sauna create a secluded wellness retreat at home.

The Eclipse is more than a home - it's a statement of contemporary luxury, designed for those who expect the exceptional.

Refined, sophisticated and individually crafted, The Eclipse is a home of genuine distinction.



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THE LOCATION

WESTERN WAY

One of the North East's most prestigious addresses.

Located on the affluent Darras Hall estate in Ponteland part of beautiful Northumberland, The Eclipse enjoys an exceptional position on Western Way, overlooking open countryside while remaining just moments from the heart of Ponteland.

Long regarded as one of the North East's most desirable residential locations, Darras Hall offers an unrivalled blend of privacy, prestige and connectivity. Boutique cafés, independent restaurants, outstanding schools and championship golf courses are all close by, while Newcastle International Airport and Newcastle city centre are just minutes away.

Here, countryside tranquillity meets contemporary convenience, creating an address as exclusive as the home itself.

Luxury here isn't simply about the property.
It's about the lifestyle that surrounds it.

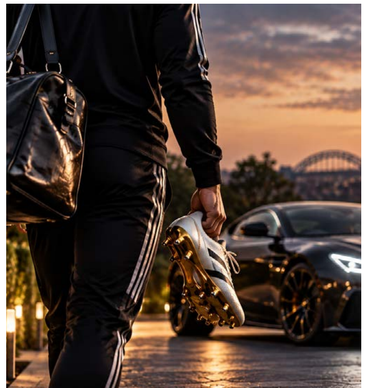
















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GROUND FLOOR

Designed for Living. Created for Entertaining.

A dramatic double-height entrance hall is defined by a striking curved staircase, creating an elegant architectural focal point.

The impressive open-plan kitchen, dining and family space is designed for both everyday living and entertaining.

A walk-in pantry, utility and boot room add practical convenience, while the snug, dedicated study and private cinema provide inviting spaces to relax, work and unwind.

Completed by an integrated double garage and generous storage, the ground floor has been carefully considered for effortless modern living.





GROUND FLOOR	SIZE METRES	SQFT
Family Room / Kitchen	11.30 x 5.40m	657 sqft
Cinema Room	3.50 x 7.00m	264 sqft
Snug	5.60 x 5.50m	331 sqft
Study	4.30 x 3.50m	162 sqft
Coat Store	2.00 x 1.60m	34 sqft
Pantry	2.30 x 1.90m	47 sqft
Plant Room	3.10 x 2.20m	73 sqft
Garden Room	2.80 x 2.20m	66 sqft
Mud Room	3.50 x 1.90m	72 sqft

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 in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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FIRST FLOOR

Designed for Privacy. Created for Retreat.

The first floor gives every bedroom its own sense of space and privacy.

Each of the four generous bedroom suites features a dressing area and en-suite with a whirlpool bath. Large windows fill the rooms with natural light, while selected suites open onto private balconies.

A dedicated laundry room adds everyday practicality, completing a beautifully considered floor centred around comfort, calm and effortless living.





FIRST FLOOR	SIZE METRES	SQFT
Bedroom One	4.30 x 5.50m	255 sqft
Dressing Room	4.10 x 2.20m	97 sqft
En-suite	4.10 x 3.30m	146 sqft
Bedroom Two	6.00 x 3.50m	226 sqft
Dressing Room	2.90 x 1.90	59 sqft
En-suite	2.90 x 3.90m	122 sqft
Bedroom Three	7.20 x 5.00m	387 sqft
Dressing Room	3.40 x 3.10m	113 sqft
En-suite	3.90 x 3.40m	143 sqft
Bedroom Four	7.10 x 4.30m	329 sqft
Dressing Room	3.40 x 3.10m	113 sqft
En-suite	3.00 x 3.40m	110 sqft

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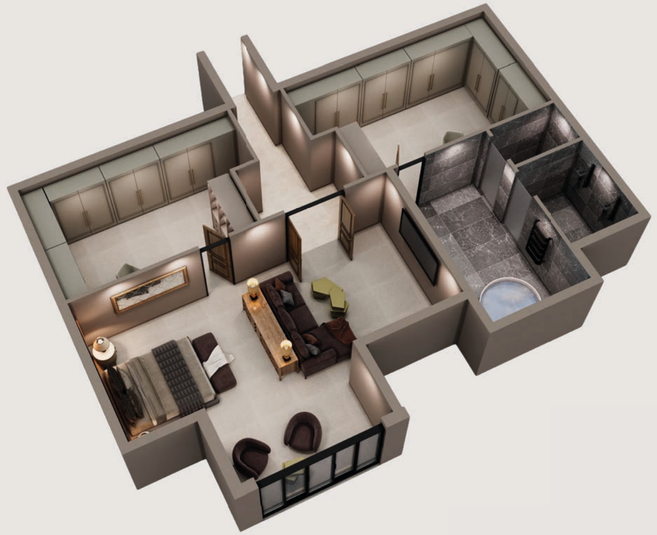
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PRINCIPAL SUITE	SIZE METRES	SQFT
Principal Suite	8.20 x 3.70m	327 sqft
Dressing Room One	5.00 x 3.30m	178 sqft
Dressing Room Two	5.20 x 3.30m	185 sqft
Spa Bathroom	4.60 x 4.60m	228 sqft

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THE PRINCIPAL SUITE

Designed for Complete Escape

Occupying the entire upper floor, the principal suite offers exceptional privacy and space, with an expansive bedroom, twin dressing rooms and elevated views.

The adjoining spa-inspired bathroom features a whirlpool bath, oversized double shower and twin stone basins, creating a luxurious space to unwind.

Thoughtfully designed as a retreat from the rest of the home, this is a floor dedicated entirely to comfort, calm and privacy.





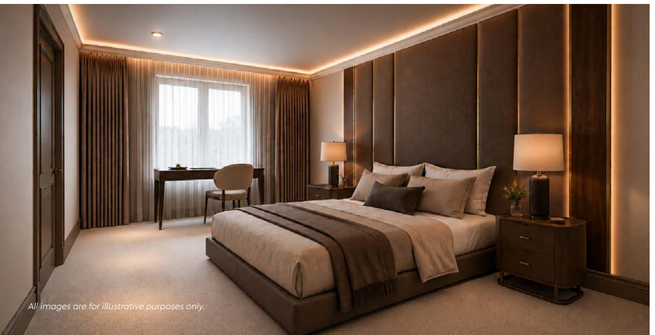
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A HOME DESIGNED AROUND ATMOSPHERE

Lighting plays a defining role in the character of The Eclipse. Warm lighting flows throughout the home, complemented by bronze feature fittings, statement chandeliers, discreet LED detailing and carefully positioned reading lights. Together, they create depth, warmth and a sense of drama from day into evening.

Dark stone, walnut, velvet and antique bronze finishes add richness and texture, while individually considered colour palettes give each space its own identity without losing the overall sense of cohesion.

From the snug and study to the kitchen, bedrooms and private cinema, every element has been chosen to create a home that feels sophisticated, atmospheric and beautifully composed



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Designed Around Detail

At the heart of The Eclipse, the kitchen combines solid wood cabinetry with rich walnut accents and dramatic natural surfaces. Antique bronze detailing and carefully considered hardware complete a space designed to feel as impressive for entertaining as it does for everyday living.

The material palette continues throughout the home, with dark porcelain, luxury carpeting, taupe limestone inspired surfaces and walnut-stained internal doors complemented by fine bronze architectural hardware.

Beautiful Spaces. Exceptional Detail.

The bespoke kitchen sits at the heart of The Eclipse, combining solid wood cabinetry with rich walnut accents, dramatic natural worktops and splashbacks, and refined antique bronze detailing. It's a space designed to feel equally at home hosting an evening with friends or simply enjoying everyday family life.

Throughout the home you'll discover:

- Bespoke solid wood cabinetry and crafted joinery
- Large-format premium porcelain flooring
- Deep pile luxury carpets
- Walnut-stained internal doors with fine bronze architectural hardware
- Designer wall coverings, acoustic finishes and decorative mouldings
- A sophisticated colour palette of warm neutrals and deep, moody tones
- Layered lighting with bronze feature fittings and integrated LED details
- Rich material contrasts including stone, walnut, velvet and antique bronze

Every room has been individually considered, creating a home with its own distinct character while maintaining a cohesive sense of warmth, depth and contemporary luxury.

Designed for Modern Living

Beyond its distinctive finishes, The Eclipse has been designed for modern living, with luxurious bedroom suites and dedicated spaces for work, relaxation and entertaining.

From the fibre-optic cinema ceiling and acoustic panelling to layered lighting and bespoke joinery, every detail has been carefully considered.

The result is a refined home where contemporary design, rich materials and exceptional craftsmanship come together effortlessly.

KEY FEATURES

Exceptional by Design

- Warm dimmable lighting throughout
- Statement chandeliers and bronze feature lighting
- Bespoke solid wood kitchen cabinetry
- Natural worktops and splashbacks
- Walnut stained internal doors and joinery
- Antique bronze and fine bronze architectural details
- Premium porcelain flooring
- Luxury carpets
- Large porcelain finishes to bathrooms and en-suites
- Individually curated colour schemes
- Dedicated cinema with acoustic panelling
- Fibre-optic cinema ceiling and electric blackout blinds
- Bespoke boot room, pantry and utility spaces designed for practical everyday living.
- Layered textures including linen wall coverings and stone-effect finishes



SPECIFICATION

EXCEPTIONAL QUALITY AS STANDARD

Every detail of The Eclipse has been carefully considered to create an exceptional living environment, combining contemporary luxury with timeless elegance.

Our Premium Collection features an outstanding specification throughout, with carefully selected materials, sophisticated finishes and beautifully considered interior detailing.

INTERIOR FINISHES

All Floors

- Large flame dark porcelain floor tiles.
- Deep pile luxury carpeting.
- Antique Linen wallcoverings.
- Designer paint finishes.
- Decorative architectural mouldings and detailing.
- Coordinated interior finishes.

Principal Suite

- Fully fitted walk-in dressing room through to spa bathroom and to bedroom.
- Spa bathroom with sauna, whirlpool bath, large shower and steam room,

Doors & Architectural Details

- Walnut-stained internal doors.
- Brushed brass door furniture.
- Timber decorative skirting and cornice.
- Coordinated architraves and architectural mouldings.

ELECTRICAL & LIGHTING

Lighting Throughout

- Recessed downlights.
- Decorative feature lighting with brushed brass detailing.
- Bronze electrical fittings.
- USB and USB-C charging points in selected locations.
- Warm white dimmable lighting throughout.
- Integrated LED feature and accent lighting.

Feature Lighting

- Architectural hallway wall lights.
- Architectural LED wall lights.
- Kitchen picture lighting.
- Kitchen pendant lighting.
- Ring circular dining chandelier.
- Modern minimalist staircase chandelier.
- Sleek, contemporary bedroom reading lights.

FORIM TEKTURA WALLCOVERINGS Quooker Miele LUSSO Downing & Reynolds



BATHROOM SPECIFICATION

- Large porcelain wall and floor tiles.
- Carefully selected bathroom fittings.
- Contemporary sanitaryware.
- Premium bathroom finishes.
- Coordinated brassware and accessories.
- Whirlpool bath and shower in every en-suite.

KITCHEN SPECIFICATION

- Bespoke wood stained kitchen cabinetry.
- Stone surface worktops and splashbacks.
- Premium brushed brass handles and fittings.
- Coordinated walnut accents.
- Integrated feature lighting.

BOOT ROOM

- Wood panelled with seat and storage.
- Coordinated luxury finishes.
- Integrated storage solutions.
- Complementary brushed brass detailing.

OPTIONAL ENHANCEMENTS

Building upon the exceptional Premium specification, this enhanced collection introduces statement lighting, elevated interior finishes and additional lifestyle features, creating an even more distinctive and sophisticated home.

SIGNATURE LIGHTING

A collection of statement lighting features selected to bring an additional level of sophistication and architectural interest.

- Upgraded Orluna Curve Adjustable recessed downlights.
- Eichholtz Sumo antique brass hallway and corridor wall lights.
- Andrew Martin Covet brass snug wall lights.
- Eichholtz Cabildo statement dining chandelier.
- Haberdashery Sand & Sea Shorelines staircase chandelier.
- Additional decorative lighting enhancements.

ENHANCED JOINERY

Elevated finishes and decorative features designed to complement the architecture and refined interior styling of The Eclipse.

- Bespoke cabinetry in the snug, study and lounge.
- Fitted walk in wardrobes to all en-suite bedrooms.

PRINCIPAL SUITE

A private retreat spanning the entire upper floor, thoughtfully designed to combine refined comfort, exceptional craftsmanship and understated luxury.

- Bespoke cabinetry throughout
- Walk in dressing room with double doors through to spa bathroom and to bedroom
- Farrow & Ball painted finishes.
- Bespoke upholstered headboard with coordinating bedside drawers and bed.
- Enhanced premium lighting scheme.

PRIVATE CINEMA ROOM

A dedicated entertainment space designed to deliver an immersive cinematic experience within the comfort of your own home.

- Luxury Westex Silken Velvet Debonair Graphite carpeting.
- Autex Acoustics Vertiface Parthenon Velour acoustic wall panelling.
- Farrow & Ball Charleston Gray interior finishes.
- Bespoke fibre-optic feature ceiling.
- Silent Gliss electric blackout blind system.
- Carefully considered integrated lighting.

OUTDOOR LIVING & LANDSCAPING

A beautifully considered outdoor setting designed for entertaining, dining and relaxation.

- Bespoke pergola complete with outdoor kitchen and dining facilities.
- Ten-person hot tub with integrated smart TV.
- Private sauna pod with dedicated changing room.
- Cold-plunge thermo ice bath.
- Expansive reflection pond.
- Feature fire pit with fixed surrounding seating.
- Luxurious lounge seating area.

WAKEFIELDS TECHNOLOGY FOR LIVING BEAUTIFULLY westex. FLOORING EXCELLENCE FARROW&BALL CRAFTSMEN IN PAINT AND PAPER EICHHOLTZ ANDREW MARTIN orluna



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Pimlico HOMES

REDEFINING LUXURY LIVING

Exceptional homes. Extraordinary locations. An uncompromising vision.

Pimlico Homes is at the forefront of luxury residential development in the North East, creating exceptional homes that combine architectural excellence, meticulous craftsmanship and timeless design.

Part of the established Aykley Group, Pimlico Homes has earned a reputation for delivering distinctive properties in some of the region's most prestigious locations.

From the exclusive Pimlico Court development in historic Durham City to The Redwood in Darras Hall, each project reflects a commitment to individuality, innovation and outstanding attention to detail.

Today, that vision continues through The Collection - an exclusive portfolio of landmark residences designed to set new standards in luxury living.

More than exceptional homes. A lasting legacy of excellence.

THE VISION BEHIND PIMLICO

Imad Ali | CEO, Pimlico Homes

Driven by an entrepreneurial spirit and a passion for property, Imad Ali has been instrumental in establishing Pimlico Homes as a distinctive name in the region's luxury residential market.

Building on generations of family values and property expertise, his ambition is simple: to challenge convention, exceed expectations and create homes that stand apart.

Under his leadership, Pimlico Homes continues to push the boundaries of residential design, bringing together outstanding locations, leading architects and exceptional craftsmanship.

A vision built on ambition. A reputation built on excellence.









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