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EDGE HILL, DARRAS HALL,NE20

Offers Over £2,500,000

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Substantial detached residence located on Edge Hill within the highly sought-after Darras Hall, offering extensive accommodation and a private setting ideal for family living.

The property boasts multiple reception rooms, including a magnificent drawing room, a versatile billiard room and a stunning open-plan kitchen, dining and family space with direct access to the garden. There are seven double bedrooms, many with en-suite facilities, including an impressive main bedroom suite with dressing area and private balcony. Externally, the property further benefits from a generous private plot, a sweeping driveway with parking for multiple vehicles, an integral four-car garage and beautifully maintained gardens.

Darras Hall is one of the North East's most prestigious residential areas, offering a range of local amenities including shops, cafés and well-regarded schools, as well as excellent transport links to Newcastle city centre, the airport and surrounding areas.

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The internal accommodation comprises: an impressive double-height entrance hallway with a staircase leading up to the first floor, creating a striking first impression. To the left is a well-proportioned study, ideal for home working, while beyond this is a substantial billiard room, a versatile space with detailed plasterwork ceilings that could also serve as a formal dining room. This leads through to a TV room with doors opening onto a covered terrace, while a further reception room to the front is currently utilised as a dining room.

Continuing through the ground floor, the property opens into a magnificent drawing room, featuring tall ceilings, a marble fireplace and dual-aspect windows overlooking both the front and rear gardens, creating an exceptional principal reception space. To the rear is a stunning open-plan kitchen, dining and family room, fitted with stylish cabinetry, stone worktops and bifold doors opening onto the garden. This space flows into a further garden room, also with access outside. A utility room, along with a guest cloakroom and separate gardeners' WC, completes the ground floor.

To the first floor, the landing provides access to seven generous double bedrooms. The main bedroom is particularly impressive, benefitting from a walk-in wardrobe, a large en-suite bathroom and access to a private balcony overlooking the rear garden. A number of the remaining bedrooms also benefit from en-suite facilities, with a family bathroom serving the rest.

Externally, the property enjoys a large, private plot with a sweeping driveway providing parking for multiple vehicles and access to the integral four-car garage. The rear garden is predominantly laid to lawn with mature hedged boundaries, offering a high degree of privacy, and also features a private tennis court and a glazed garden room, creating an exceptional outdoor environment.

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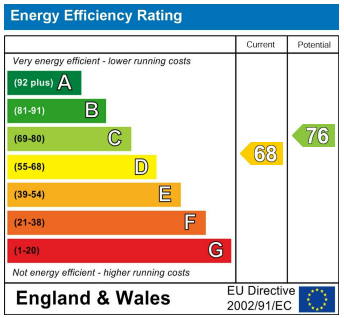
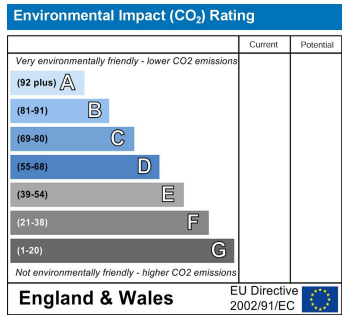
TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : H

EPC RATING : D