

BRUNTON

RESIDENTIAL



WOODSIDE, DARRAS HALL, PONTELAND, NE20

Guide Price £1,900,000

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Impressive detached family residence occupying a generous private plot within the heart of Darras Hall, offering beautifully presented accommodation, outstanding privacy and an exceptional standard of living. Combining quality construction with spacious interiors, the property provides an ideal home for modern family life.

The thoughtfully designed layout offers an excellent balance of reception space and bedroom accommodation, with five generous bedrooms, four bathrooms and superb entertaining areas that enjoy a wonderful connection to the surrounding gardens. Natural light, spacious proportions and seamless flow combine to create an elegant yet practical family home.

Woodside is situated within the prestigious Darras Hall estate in Ponteland, one of the North East's most sought-after residential locations. The property is conveniently positioned for Ponteland's excellent schools, boutique shops, cafés and restaurants, whilst offering easy access to Newcastle International Airport, Newcastle city centre and the A1, making it an outstanding choice for both families and commuters.

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The internal accommodation comprises: a welcoming entrance hall that provides access to the principal reception rooms and immediately showcases the generous proportions of the home. At the heart of the property is an impressive open-plan kitchen, dining and family space, enjoying delightful views over the rear garden and offering an excellent setting for both everyday family life and entertaining. The well-balanced ground floor flows effortlessly between the living spaces, creating a practical and versatile layout throughout.

To the first floor are five generously proportioned bedrooms, served by four well-appointed bathrooms, providing flexible accommodation for growing families, guests or those requiring dedicated home-working space. The fifth bedroom is currently utilised as a gym/home office but can easily be converted back as needed.

Externally, the property is approached via secure entrance gates leading onto a substantial private driveway with ample parking for multiple vehicles. Beautifully landscaped gardens surround the home, with mature planting, well-maintained lawns and an exceptional degree of privacy, creating a peaceful setting within one of Darras Hall's most desirable locations.



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TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : G

EPC RATING :



Total area: approx. 417.2 sq. metres (4490.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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