



RUNNYMEDE ROAD

Darras Hall | Ponteland



Runnymede Road

Darras Hall | Ponteland | Newcastle upon Tyne | NE20 9HN

An exceptional Darras Hall mansion with luxurious family living & outstanding entertaining space!

Monthly Rental: £18,000

Newcastle International Airport 3.0 miles, Newcastle City Centre 9.6 miles, Morpeth 11.9 miles (all distances are approximate)

- Exceptional detached mansion on the prestigious Runnymede Road, set within substantial private and landscaped grounds
- Luxurious principal suite occupying the entire second floor
- Four generous double bedrooms to the first floor, all with ensuite facilities
- Spectacular bespoke open-plan kitchen and family room with premium integrated Miele appliances
- Outstanding leisure and entertaining facilities, including a private floodlit AstroTurf football pitch, summer entertaining terrace and hot tub
- Substantial triple garage with versatile upper-floor space



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We are delighted to present to the lettings market this exceptional detached mansion, occupying a prestigious position on the highly sought-after Runnymede Road within Darras Hall. Offering an impressive combination of luxurious accommodation, outstanding entertaining space and exceptional private grounds, this magnificent residence provides a rare opportunity to rent a truly distinguished family home in one of the North East's most desirable locations.

From the moment you arrive, the property makes an outstanding impression. A private gated entrance opens onto a beautifully illuminated driveway, framed by mature trees and landscaped lawns, leading to the impressive principal residence. To the side of the house is a substantial triple detached garage, complemented by a remarkable upper floor space offering almost limitless potential. Whether used as a private gym, pilates or yoga studio, home office, games room or teenager's retreat, this additional accommodation provides an enviable level of flexibility.



RUNNYMEDE ROAD





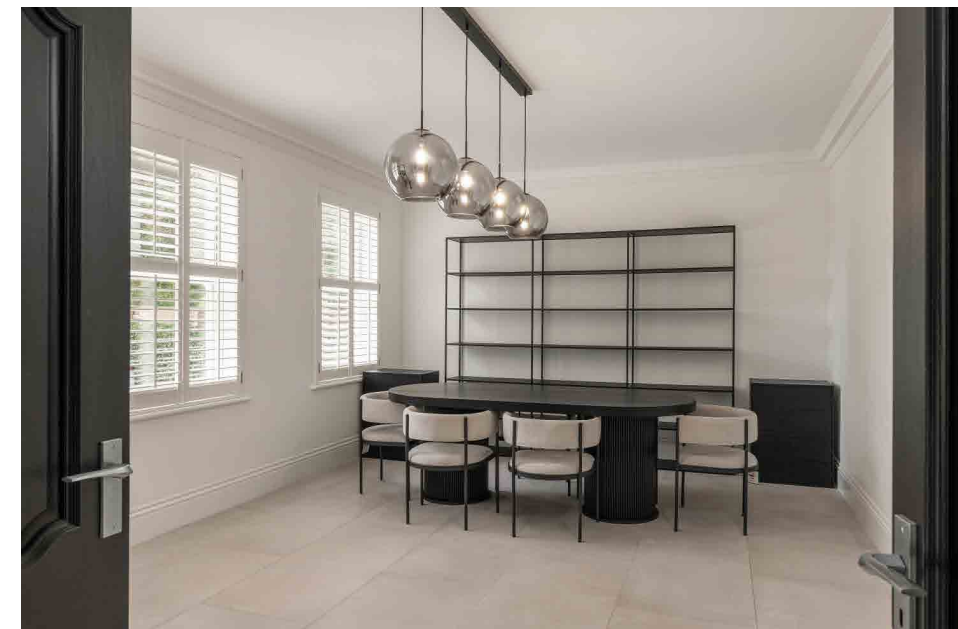


Stepping inside, the impressive entrance hall immediately sets the tone for the quality and scale of the accommodation. The ground floor offers three beautifully proportioned reception rooms, providing a wealth of options for formal entertaining, relaxation and family life. At the heart of the home is the spectacular open plan kitchen and family room, an impressive space designed to be both practical and sociable. The bespoke kitchen features an extensive range of elegant cabinetry and premium integrated Miele appliances, including double ovens, warming drawers, microwave, full length wine cooler, full length fridge and freezer, two dishwashers, sink and hob. A substantial central island with breakfast bar forms the centre piece of the room, incorporating generous preparation space, excellent storage and soft close drawers. The adjoining family area provides a relaxed space for everyday living and enjoys direct access to the private rear garden, making this an exceptional setting for both family gatherings and entertaining. A separate utility room continues the high specification, with a comprehensive range of fitted wall and base units incorporating a washing machine, dryer and sink. A stylish wet room, complete with shower, WC and wash hand basin, provides an additional practical facility.



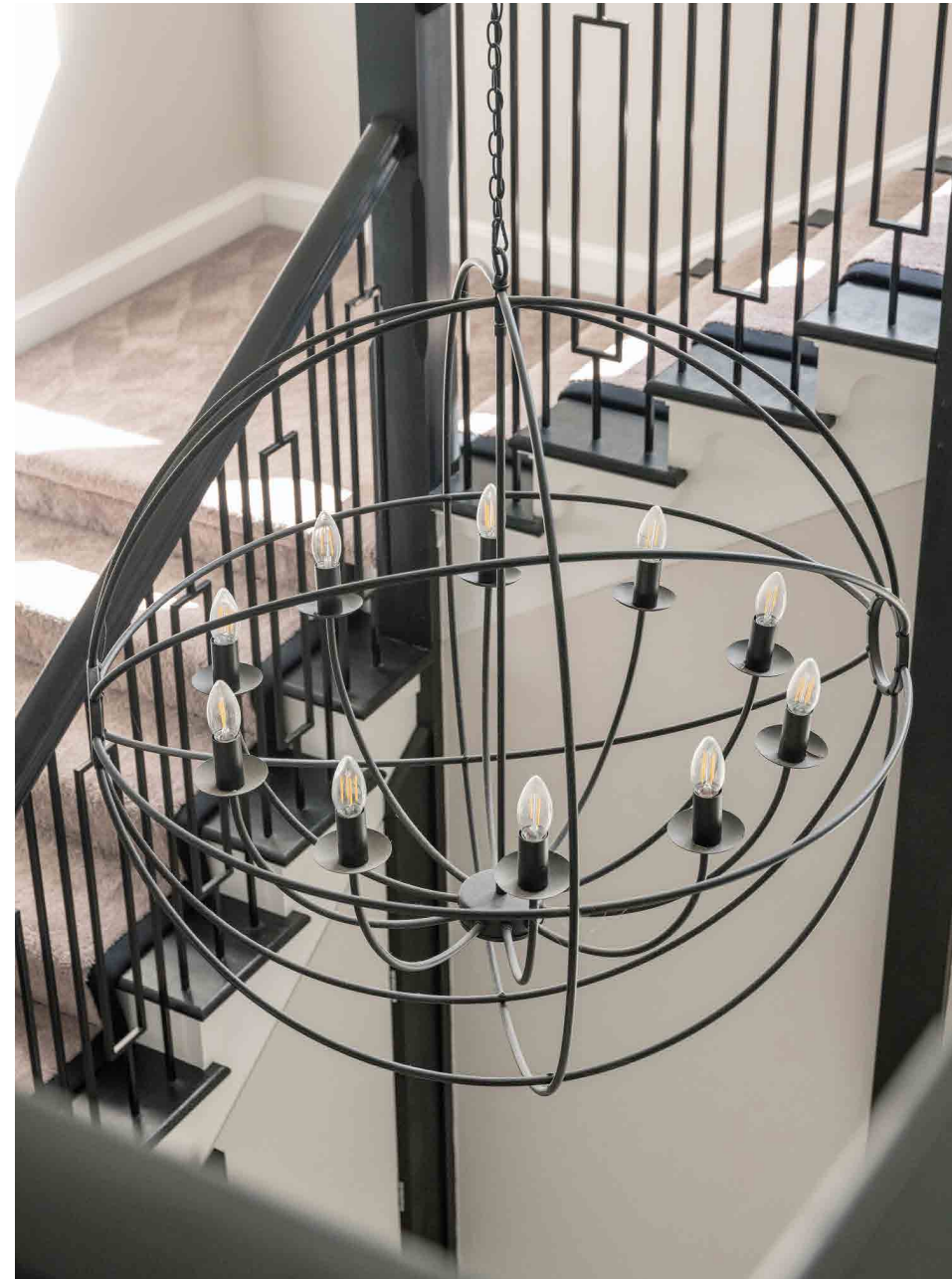


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The first floor is accessed via a spacious galleried landing, leading to four impressive double bedrooms. Each bedroom benefits from its own ensuite facilities, offering privacy and convenience for family members and guests alike. Two of the bedrooms enjoy luxurious full bathrooms, all finished to a high standard and complementing the overall quality of the home.

The entire second floor is dedicated to the magnificent principal suite, creating a luxurious and private retreat away from the main living accommodation. The spacious bedroom is complemented by a beautifully appointed bathroom featuring His & Her wash hand basins, a separate shower, freestanding bath and WC. Adding to the sense of luxury is a superb walk in dressing room, fitted with an extensive range of open wardrobes and soft close drawers, providing an exceptional amount of storage and dressing space.





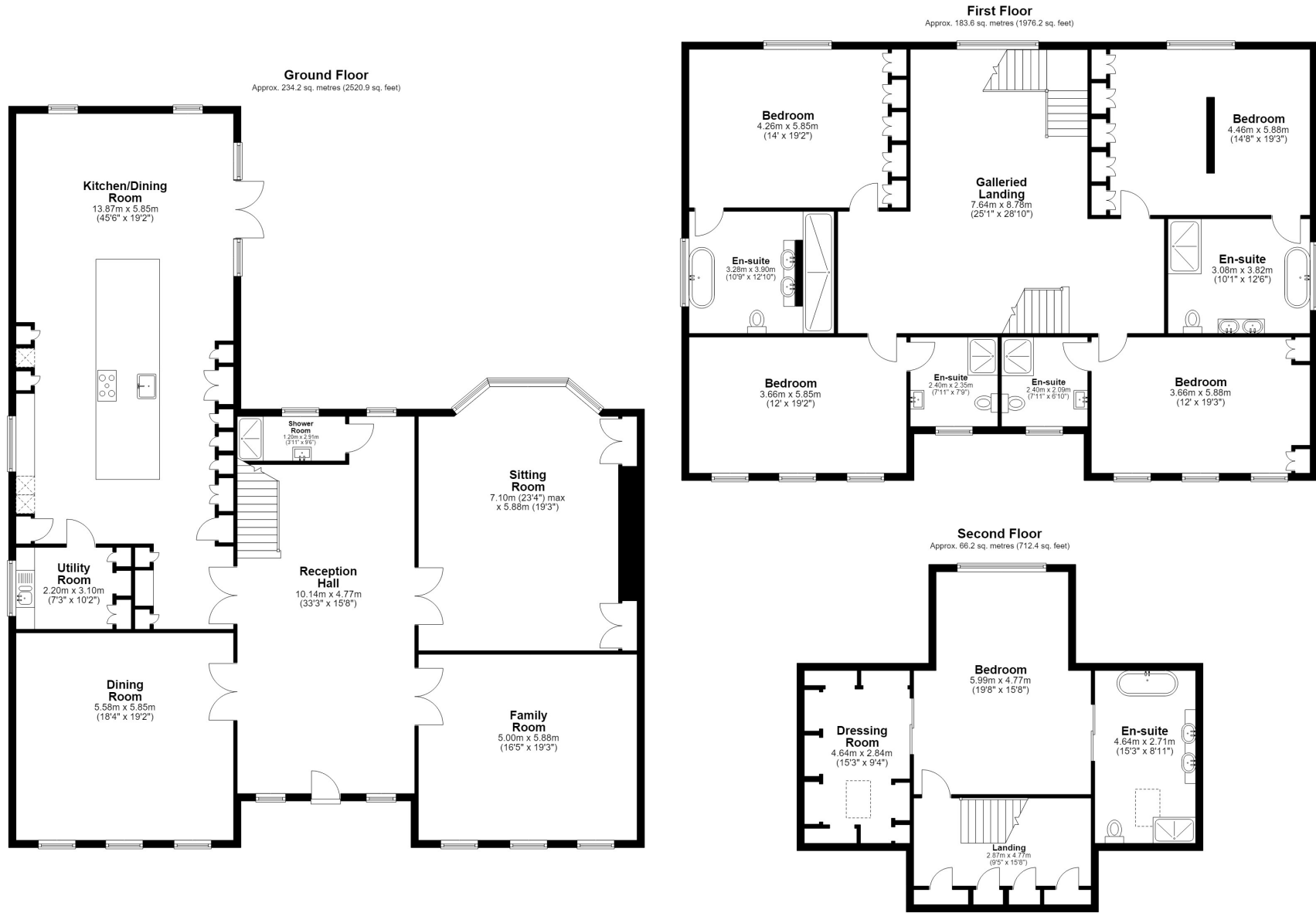
RUNNYMEDE ROAD











Total area: approx. 484.0 sq. metres (5209.4 sq. feet)
151 Runnymede Road, Darras Hall





The exterior of this impressive home is equally captivating. The property is approached via a secure private gated entrance, with an illuminated driveway providing ample parking and creating an impressive arrival. Mature trees and extensive lawned areas enhance the privacy and setting of the property, while access is provided to both sides of the main house and through to the rear garden. The rear grounds offer something truly unique with a private, enclosed and floodlit football pitch, finished with AstroTurf and providing an exceptional recreational facility rarely found within a residential property. A raised summer entertaining terrace creates the perfect setting for outdoor gatherings, relaxation and al fresco dining, with a hot tub adding an additional touch of luxury.

The property is offered unfurnished and benefits from underfloor heating throughout. For additional peace of mind, there is also the opportunity to arrange a comprehensive whole house security system and CCTV, available at an additional cost.

This is an exceptional opportunity to secure a prestigious and highly versatile family residence in the heart of Darras Hall, offering a remarkable standard of accommodation together with outstanding leisure, entertaining and outdoor facilities.

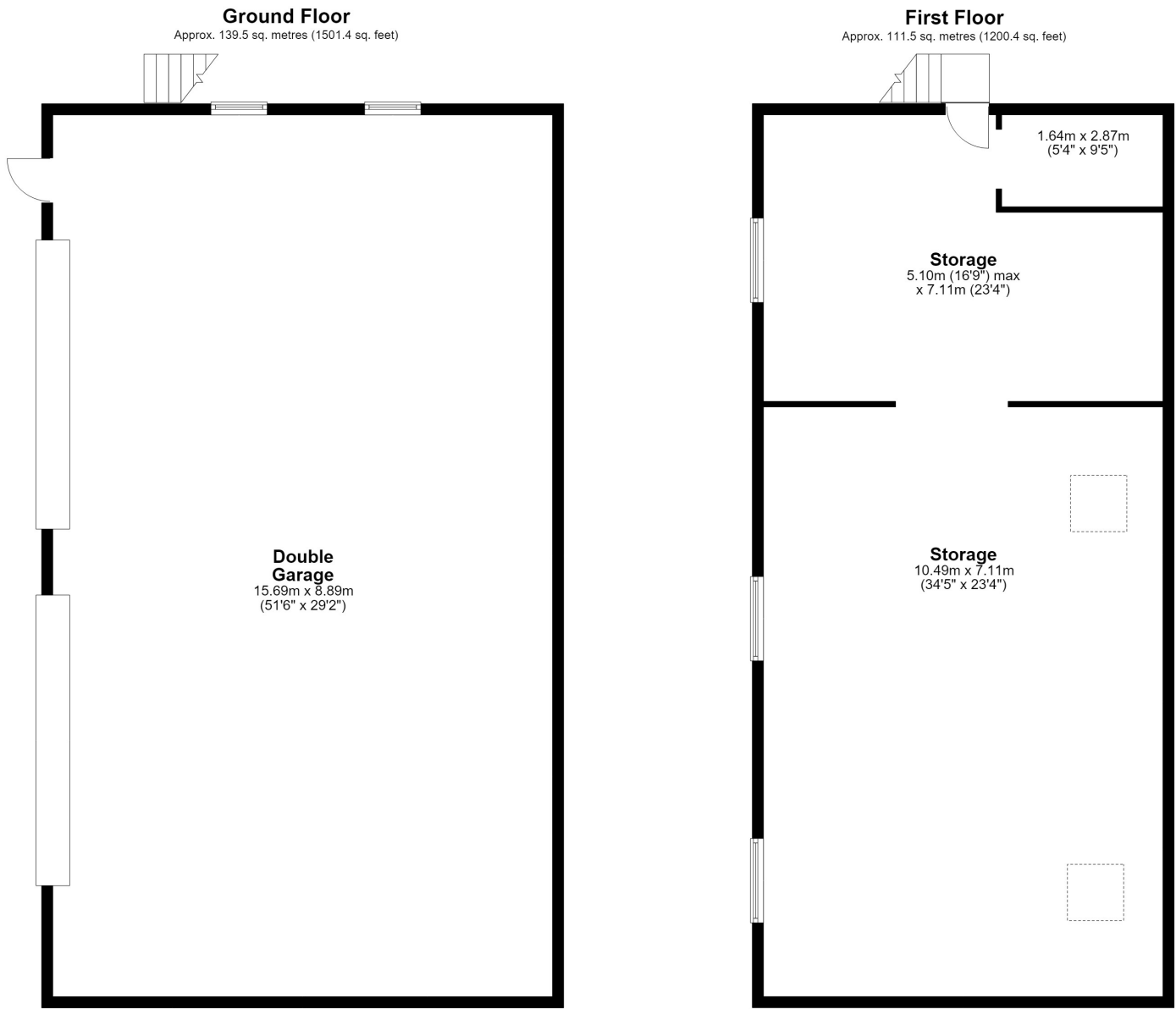
Early viewing is strongly recommended to fully appreciate the scale, specification and exceptional lifestyle this magnificent home offers.

Services : GCH/Underfloor heating | damage deposit : £25,000.00
Holding fee : £2,000.00 | EPC : C | Council tax band : H









Total area: approx. 251.0 sq. metres (2701.8 sq. feet)
151 Runnymede Road, Garage And Store Room, Darras Hall





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