THE ALTAIR

part of *the Collection* by Pimlico HOMES



* All images are for illustrative purposes only.

THE ALTAIR

A NEW STANDARD OF LUXURY LIVING

Introducing The Altair
Part of The Collection by Pimlico Homes

There are homes that impress, and there are homes that become part of who you are.

Located on the affluent Darras Hall estate in Ponteland part of beautiful Northumberland, The Altair has been conceived as a private sanctuary where exceptional architecture, bespoke craftsmanship and timeless design come together.

Created for those who value space, privacy and understated luxury, every element has been carefully considered, from the dramatic arrival experience to the beautifully proportioned living spaces and the tranquil principal suite.

Outside, a private pool and sauna create a secluded wellness retreat at home.

This is more than a residence. It is a home designed around the way you live.



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THE LOCATION

WESTERN WAY

One of the North East's most prestigious addresses.

Darras Hall has long been recognised as the region's premier residential location. Leafy avenues, generous plots and exceptional homes have attracted business leaders, entrepreneurs, professional athletes and families for generations.

Perfectly positioned on Western Way, The Altair enjoys the rare balance of complete privacy whilst remaining moments from Ponteland village, Newcastle International Airport and Newcastle city centre.

Excellent schools, championship golf courses, fine dining and beautiful Northumberland countryside all sit within easy reach, making Darras Hall one of the UK's most desirable places to call home.

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



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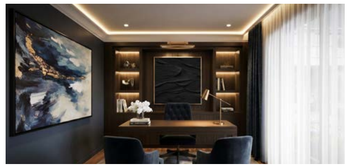
GROUND FLOOR

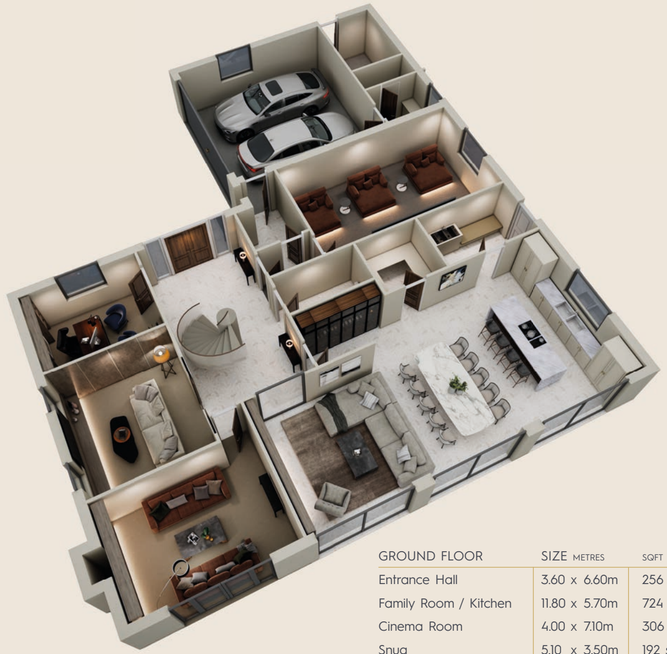
Designed for exceptional everyday living.

The ground floor is centred around an impressive sweeping staircase forming a striking sculptural centrepiece at the heart of the home.

The open-plan kitchen, dining and family space create the natural heart of the home. A feature media wall and fireplace anchor the space, while a bespoke pantry, utility room and mud room provide discreet practicality.

Separate spaces including a cinema room, games room, study and snug ensure every aspect of modern family life is catered for, while the dramatic double-height entrance hall creates an unforgettable first impression from the moment you arrive.





GROUND FLOOR	SIZE METRES	SQFT
Entrance Hall	3.60 x 6.60m	256 sqft
Family Room / Kitchen	11.80 x 5.70m	724 sqft
Cinema Room	4.00 x 7.10m	306 sqft
Snug	5.10 x 3.50m	192 sqft
Study	4.00 x 3.00m	130 sqft
Games Room	4.00 x 4.00m	172 sqft
Pantry	2.30 x 2.20m	54 sqft
Plant Room	2.90 x 2.20m	69 sqft
Utility Room	3.50 x 2.20m	83 sqft
Garden Room	2.20 x 1.00m	24 sqft

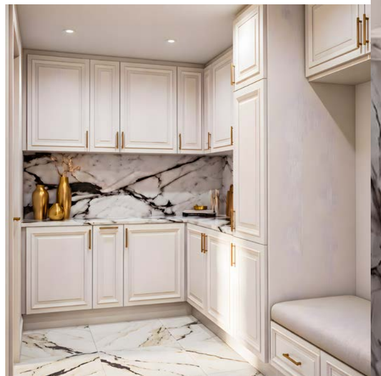
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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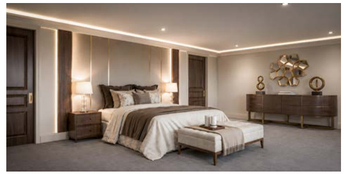
FIRST FLOOR

Private spaces designed for comfort.

The first floor offers four beautifully appointed bedroom suites, each with its own dressing area, en-suite with whirlpool bath, creating luxurious accommodation for family and guests alike.

A dedicated laundry room ensures practical day-to-day living, while selected bedrooms enjoy private balconies overlooking the landscaped gardens and surrounding countryside.

Thoughtful planning ensures every bedroom feels like a private retreat rather than simply somewhere to sleep.





FIRST FLOOR	SIZE METRES	SQFT
Bedroom One	4.80 x 6.10m	315 sqft
Dressing Room	2.50 x 3.80m	102 sqft
En-suite	5.40 x 2.40m	139 sqft
Bedroom Two	7.40 x 5.00m	399 sqft
Dressing Room	3.40 x 3.40m	124 sqft
En-suite	3.40 x 3.90m	143 sqft
Bedroom Three	5.50 x 4.00m	237 sqft
Dressing Room	4.90 x 2.70m	142 sqft
En-suite	4.00 x 2.70m	116 sqft
Bedroom Four	6.10 x 4.40m	289 sqft
En-suite	1.80 x 2.80m	54 sqft

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PRINCIPAL SUITE	SIZE METRES	SQFT
Principal Suite	7.10 x 5.90m	451 sqft
Dressing Room	7.00 x 2.80m	211 sqft
Spa Bathroom	5.30 x 4.20m	240 sqft

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THE PRINCIPAL SUITE

Your own private sanctuary.

Occupying the entire upper floor, the principal suite has been conceived as a boutique hotel experience.

A generous bedroom is complemented by an elegant dressing room, spa-inspired bathroom featuring a whirlpool bath, sauna and steam room, creating a private wellness retreat unlike anything typically found within a family home

Designed as a peaceful escape from the rest of the home, it offers complete privacy while enjoying elevated views across the surrounding landscape.





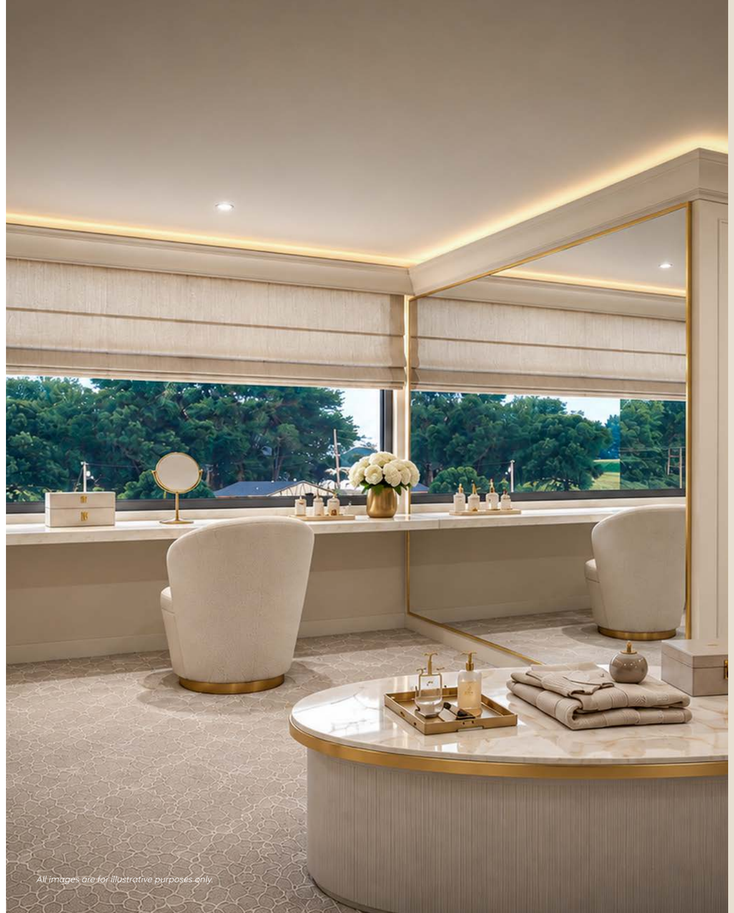
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CRAFTED WITHOUT COMPROMISE

Every element of The Altair has been thoughtfully selected to create a home that feels timeless, sophisticated and effortlessly liveable. From the warmth of natural walnut and brushed brass detailing to beautifully layered lighting and handcrafted finishes, every space has been designed to balance contemporary luxury with everyday comfort.

Rather than relying on trends, The Altair embraces enduring materials and exceptional craftsmanship. Large-format porcelain flooring, sumptuous velvet carpets, bespoke painted cabinetry and carefully considered architectural detailing combine to create interiors of remarkable quality and elegance. Throughout the home, a calm, neutral palette provides the perfect backdrop for modern family living, allowing natural light and carefully chosen textures to take centre stage.





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A Home Designed Around Atmosphere

Lighting plays a fundamental role in shaping the experience of The Altair. Warm dimmable lighting flows throughout the home, creating inviting spaces from morning through to evening. Designer feature pendants, statement chandeliers, architectural wall lighting and discreet LED detailing have all been carefully curated to deliver both practicality and ambience.

Brushed brass switches, sockets and hardware provide subtle moments of refinement, while bespoke lighting schemes highlight the home's architecture and enhance every room.

Beautiful Spaces. Exceptional Detail.

The bespoke kitchen sits at the heart of the home, combining handcrafted painted cabinetry with striking worktops and splashbacks, premium finishes and elegant brass accents. It's a space equally suited to relaxed family breakfasts or entertaining guests.

Throughout the home you'll discover:

- **Handcrafted painted cabinetry and bespoke joinery** (optional enhancement)
- **Large luxury porcelain flooring**
- **Deep pile carpets to principal living spaces and bedrooms**
- **Walnut stained internal doors with premium brass ironmongery**
- **Designer wallpapers, feature wall finishes and architectural mouldings**
- **Carefully selected colour palette throughout**

Every room has been individually considered, yet together they create a seamless sense of harmony and understated luxury.

Designed for Modern Living

Beyond the beautiful finishes lies a home designed around modern lifestyles. Luxurious bedroom suites feature elegant dressing areas and beautifully appointed en-suites, while dedicated spaces including the cinema room, study and snug offer flexibility for work, relaxation and entertainment.

From the fibre-optic ceiling within the cinema room to bespoke acoustic panelling, integrated lighting and carefully considered storage, every detail has been chosen to elevate everyday living.

The Altair is more than a beautifully designed home - it's a carefully crafted living experience where exceptional design, premium specification and timeless elegance come together in perfect balance.

KEY FEATURES

Exceptional by Design

- Individually designed luxury residence with a premium interior specification throughout.
- Bespoke painted solid wood kitchen with statement island, worktops and splashbacks.
- Carefully curated lighting design featuring designer chandeliers, feature pendants, architectural wall lighting and war dimmable LED lighting throughout.
- Premium brushed brass switches, sockets, door furniture and decorative hardware.
- Large porcelain flooring to key living spaces, complemented by luxurious velvet carpets.
- Walnut stained internal doors with high-quality architectural ironmongery.
- Elegant colour palette paired with feature wall coverings for a timeless, sophisticated finish.
- Bespoke cinema room complete with acoustic wall panelling, fibre optic star ceiling and blackout electric blinds.
- Luxurious bedroom suites with beautifully appointed en-suites and dressing areas, finished with large porcelain tiling.
- Bespoke boot room, pantry and utility spaces designed for practical everyday living.
- Architectural mouldings, premium skirting, cornicing and joinery details throughout the home.
- Integrated LED feature lighting and layered lighting schemes designed to create warmth and atmosphere in every room.
- A harmonious palette of natural stone, timber, brass and soft contemporary finishes, creating a timeless and understated luxury aesthetic.

SPECIFICATION

EXCEPTIONAL QUALITY AS STANDARD

Every detail of The Altair 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 luxury porcelain floor tiles.
- Deep pile luxury carpeting.
- Feature 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.
- Brushed brass electrical fittings.
- USB and USB-C charging points in selected locations.
- Warm white dimmable lighting throughout.
- Integrated LED feature and accent lighting.

Feature Lighting

- Hallway wall lights.
- Snug wall lights.
- Kitchen picture lighting.
- Feature kitchen pendant lighting.
- Dining chandelier.
- Staircase chandelier.
- Sleek, flush-mounted bedroom reading lights.

FLORIM 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 painted 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 Altair.

- 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





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.









www.pimlico.homes