



74 Runnymede Road, Darras Hall Ponteland, Newcastle upon Tyne NE20 9HH

SITUATION AND DESCRIPTION

No. 74 Runnymede Road was built between 1999 and 2000. It represents one of the finest detached mansions available within Runnymede Road. The property is set back from the wide frontage it enjoys with electric gates leading through to the large courtyard. The house has been constructed in handsome reclaimed stonework and has three floors of beautiful accommodation, which sit over its majestic rolling lawned gardens. The gardens are a major feature of this stunning house; they have had extensive landscaping and have been beautifully maintained. They feature a variety of trees and shrubs providing magnificent colour throughout the season. The Japanese garden has a variety of plants and trees, a large pond and an eight man Jacuzzi. To the rear of the house the gardens roll down to the River Pont, where there is a bridge connecting to the recreation area and all weather tennis court.

The property enjoys close proximity and access into the village centre, with its medieval church, public inns, restaurants, schools and shopping facilities. The area links into the International Airport, as well as Newcastle city centre.

The house itself has the benefit of double glazing, a comprehensive alarm system and central heating system with four gas boilers.

The focal point of the house is the central reception hall and staircase which links to the first floor landing. Connecting from the hall is a cloakroom and wc and access to the drawing room at the front of the house, which is one of four principal reception rooms to the ground floor. The drawing room has recently been redecorated and refurbished with stunning interior design. The family lounge room is also at the front of the house and was also refurbished within the last 12 months. The dining room is at the rear of the house and has a glazed door onto the terrace and gardens. The breakfasting room has a bay window and double doors onto the gardens. It links through to the kitchen which is extensively equipped with cream fronted cabinets, a cooking range, built-in appliances and a walk-in refrigerator. It leads on to a utility & laundry room, connecting in turn to the garage.

To the first floor the master bedroom has a large walk-in dressing room and a luxury bathroom with wet room. There are four further double bedroom suites to the first floor, two of which have been refurbished within the last year. An enclosed staircase links to the second floor of the property which provides three further double bedrooms and a family bathroom.

No. 74 Runnymede Road is a highly impressive house. It occupies a beautiful position within the road and the gardens and grounds must be viewed to fully appreciate the years of maintenance which have been invested.

The property comprises:

The principal entrance to the house is from the main front elevation, where panelled wood doors lead through to the entrance vestibule.

ENTRANCE VESTIBULE

With doormat well, rush matting, Fired Earth limestone flooring, concealed radiators behind hand made oak panels and oak panelled and glazed double doors leading through to the principal reception hall.

RECEPTION HALL

19'3 x 17'6 (5.86m x 5.33m)

A magnificent reception and centrepiece to the house, with stunning handmade oak and wrought iron staircase which complements the polished oak panelling which surrounds the

door frames and the deep skirting boards. The ceiling height is 22'2 (6.76m) and features a very ornate plaster ceiling with central chandelier. The Fired Earth stone floor is a beautiful feature and there is a central heating radiator with oak cover.



CLOAKROOM

With central heating radiator.

SEPARATE WC

Comprising close coupled wc and brass wash basin set into a marble surround with storage cupboards beneath and fitted oak mirror above and central heating radiator.

From the reception hall, two oak double doors lead off to principal accommodation:

DRAWING ROOM (front & side facing)

25'0 x 19'9 (7.62m x 6m) measurements into bay

With bay window to the front of the house and separate window to the side. The corner stone fireplace with high mantle surround is a very impressive feature. The room has been completely refurbished in the last year, with beautiful wallpaper covering which contrasts with the light wood floor and ornate plasterwork to the ceiling. There are two central heating radiators with handmade lattice covers and dimmer switch lighting.

FAMILY ROOM & BREAKFAST ROOM (rear facing)

23'3 x 17'2 (7.09m x 5.23m)

Enjoying a magnificent bay window with cross leaded window panes and double doors leading out onto the gardens, light wood flooring, four period style radiators, deep skirting boards, elaborately detailed corning and an archway leading through to the kitchen.



KITCHEN (rear facing)

16'9 x 16'8 (5.1m x 5.08m)

Fitted with an extensive arrangement of hand painted base, wall and drawer cabinets with granite worktop surfaces incorporating a central island unit which extends to provide a breakfast bar and table. The kitchen features a Falcon cooking range with two high capacity ovens, warming drawer and five ring induction hob with extractor hood above. Further appliances include a built-in Miele dishwasher, a Siemens microwave oven, a Siemens refrigerator, a Miele freezer, twin Belfast sinks, wine chiller, open plate racks and wicker vegetable baskets. The focal point of the kitchen is the walk-in refrigerator and cool room which provides a fabulous cold store to the house. Further features include a fitted dresser with open shelving, period style radiator and wall mounted entry telephone system linking to the main gates. A door leads from the breakfast area and connects to the dining room.

DINING ROOM (rear facing)

19'9 x 15'1 (6m x 4.6m)

With wood flooring, central heating radiator with lattice fronted cover, attractive wall lighting, cornicing to the ceiling, glazed door leading out onto the rear terrace and gardens and a door linking through to the drawing room.

Returning to the kitchen, access leads off to the family lounge.

FAMILY LOUNGE (front facing)

22'7 x 21'9 (6.88m x 6.63m) measurements into bay window

A stunning room which has been completely refurbished in the last year. The room has cornice detailing, light oak flooring, contemporary radiators, deep skirting boards, LED lighting and suspended lighting into the bay window, dimmer switch light controls, wiring for a plasma screen TV and a panelled door to an understairs store cupboard.

The last door from the kitchen connects to the utility & laundry room.

UTILITY & LAUNDRY ROOM (rear facing)

14'0 x 12'1 (4.26m x 3.69m)

Fitted with maple wood base, wall and drawer cabinets with granite worktops, stainless steel sink, space for a washing machine and tumble dryer, terracotta floor tiling, glazed door leading onto rear gardens, access to the garage and door to separate wc.

SEPARATE WC

Comprising high level, wc, wash hand basin, terracotta floor tiles and single panelled radiator.

Returning to the reception hall, the magnificent staircase leads up to the galleried landing above.

FIRST FLOOR LANDING

Providing a library and sitting area with bay window, central heating radiator, wall lighting and chandelier.

MASTER BEDROOM (rear facing)

17'6 x 20'0 (5.34m x 6.1m) measurements into bay

A large bedroom enjoying a magnificent view and aspect over the gardens. The room has a high ceiling with cornice detailing, wall lighting and central heating radiator with lattice fronted cover.

EN-SUITE BATHROOM

Beautifully presented with a large oval shaped bath set into marbled surrounds, close coupled wc, separate wet room and shower area with glazed screen access door, vanity wash hand basin with cupboards beneath and mirror above, mosaic tiled flooring, heated towel rail and spotlighting.

WALK-IN DRESSING ROOM

Comprehensively equipped and fitted with a range of maple wood base, wall and drawer cabinets with spotlighting above, open shelving and central heating radiator.

BEDROOM TWO (front facing)

22'5 x 19'7 (6.83m x 5.97m) measurements into bay

Recently redecorated with super views over the front gardens, extensive built-in wardrobes and storage cupboards, two central heating radiators, attractive wall lighting and wiring for a plasma screen TV.

EN-SUITE SHOWER ROOM

Comprising wet room area with glass dividing screen, close coupled wc, vanity wash hand basin with cupboards beneath and mirror above, slate tile flooring, white tiling to the walls, heated towel rail and high level spotlighting.

BEDROOM THREE (rear facing)

19'7 x 16'9 (5.97m x 5.12m) measurements include en-suite

Recently refurbished with super views over the rear gardens, built-in double wardrobes, central heating radiator with lattice fronted cover, and contrasting wallpaper decoration.

EN-SUITE SHOWER ROOM

Comprising double shower and wet room are with glass dividing screen, close coupled wc, vanity wash hand basin with cupboards beneath and mirror above, heated chrome towel rail and radiator, contrasting tiling to the walls and floor and high level spotlighting.

The main landing continues to the side passageway, which has a central heating radiator, wall mounted entry telephone system linking to the main gates and understairs store cupboard.

BEDROOM FOUR (rear facing)

16'9 x 12'2 (5.12m x 3.72m)

With window views over rear gardens, two central heating radiators, shelving and wiring for a plasma screen TV.

EN-SUITE DRESSING ROOM

Extensively equipped with built-in wardrobes, drawer units and central heating radiator.

EN-SUITE BATHROOM

With white three piece suite comprising Jacuzzi panelled bath with shower above, close coupled wc, vanity wash hand basin with cupboards beneath and mirror above, open shelving, attractive tiling to the walls and floor, heated chrome towel rail and radiator.

BEDROOM FIVE (front facing)

18'3 x 12'7 (5.57m x 3.85m)

With bay window enjoying views over the garden, two sets of built-in double wardrobes, drawer units and open shelving, high ceiling with cornicing, single panelled radiator and wiring for a plasma screen TV.

EN-SUITE BATHROOM

With white three piece suite comprising panelled Jacuzzi bath with shower above, vanity wash hand basin with storage drawers beneath, close coupled wc, contrasting wall and floor tiling, high level ceiling with spotlighting and heated chrome towel rail and radiator.

From the side passageway the final door connects to a lobby with access to an airing cupboard which accommodates the two Heatrae Sadia megaflo, high capacity, quick recovery hot water cylinders.

The staircase then continues to the second floor of the house.

SECOND FLOOR LANDING

Recently redecorated and connecting to accommodation.

BEDROOM SIX (front & rear facing)

19'6 x 19'7 (5.95m x 5.97m)

Enjoying high level views over the gardens from its dormer windows, access into the eaves, spotlighting to the ceiling, contrasting wallpaper and emulsion decoration, and two double panelled radiators.

BEDROOM SEVEN (rear facing)

14'8 x 9'8 (4.47m x 2.96m)

Enjoying stunning views over the rear gardens and surrounding countryside, contrasting wallpaper and emulsion decoration and single panelled radiator.

BEDROOM EIGHT (front facing)

14'8 x 9'3 (4.47m x 2.83m)

A light and bright room with lovely window views and single panelled radiator.

FAMILY BATHROOM

With white three piece suite comprising Jacuzzi panelled bath with shower above, vanity wash hand basin with cupboards beneath and mirror above, close coupled wc, contrasting tiling to the walls and floor and spotlighting.

EXTERNALLY

The gardens and grounds that surround 74 Runnymede Road have been extensively designed and beautifully kept. The house has an impressive entrance, with stone pillars and entry telephone system linking through electrically operated gates and connecting to the tarmac drive and courtyard and leading to the attached four car garage.



GARAGE (side facing)

39'1 x 23'2 (11.9m x 7.06m)

With two electrically operated up and over roller door, accommodation for four cars, fluorescent tube lighting, power supply and gas meter. The garage also accommodates the Worcester and Vaillant wall mounted gas fired central heating boilers and high capacity, quick recovery hot water cylinder.

The frontage onto Runnymede Road is highly impressive, with a tall beech hedge giving good screening and privacy. The lawned gardens curve around the shrub and flower borders, which have been very well planned with box hedging and beautiful lighting. The stone flagged terrace leads around the front of the property and connects to the rear of the house. To one side of the house

there is a water feature and rockery bed, with ornamental shrubs and topiary. The elevated terrace to the rear of the house is impressive and ideal for al fresco dining and entertaining. Stone steps connect from the centre of the house to the rolling meadow and lawned gardens at the rear.



To the foot of the stone terrace and steps is a Japanese garden which has been magnificently planted and provides a haven during the summer months. It has two separate terraced areas, one of which is for dining and entertaining, the other accommodating the eight person hot tub.



The focal point of the garden is the large water feature and pond. The surrounding paths have hidden lights and the whole area looks stunning during the early evening and dusk hours. The principal lawned gardens at the rear roll down to the River Pont and provide a magnificent setting. To each side of the lawned gardens there are borders of rhododendrons and trees, which give great privacy and screening. The rear boundary of the house runs over the River Pont where there is an all weather tennis court with flood lighting. The exterior of the property is protected by halogen lights and infra red sensors, as well as closed circuit TV surveillance cameras.

FLOOD RISK

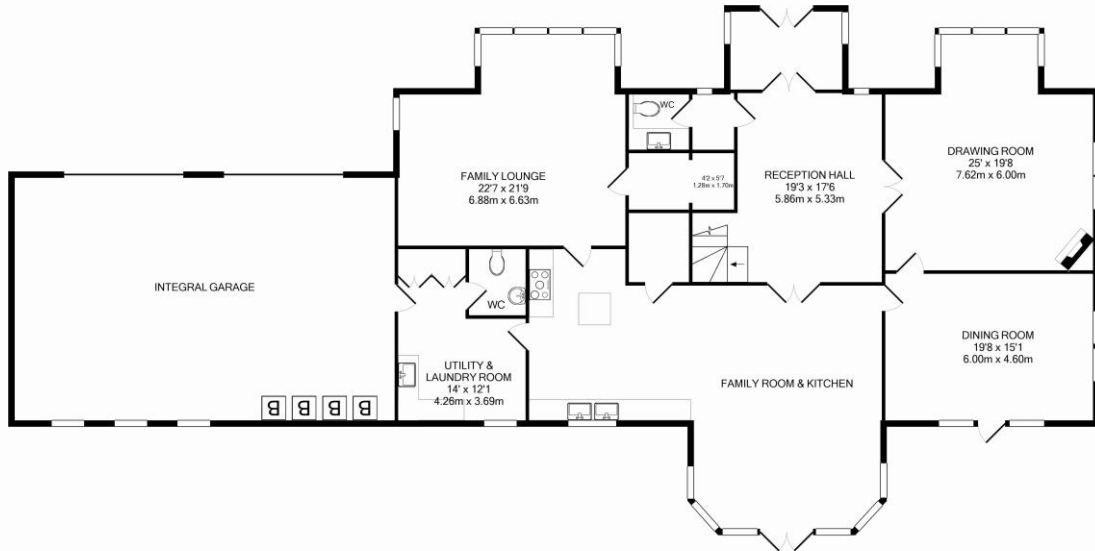
Please see website www.environment-agency.co.uk

COUNCIL TAX:

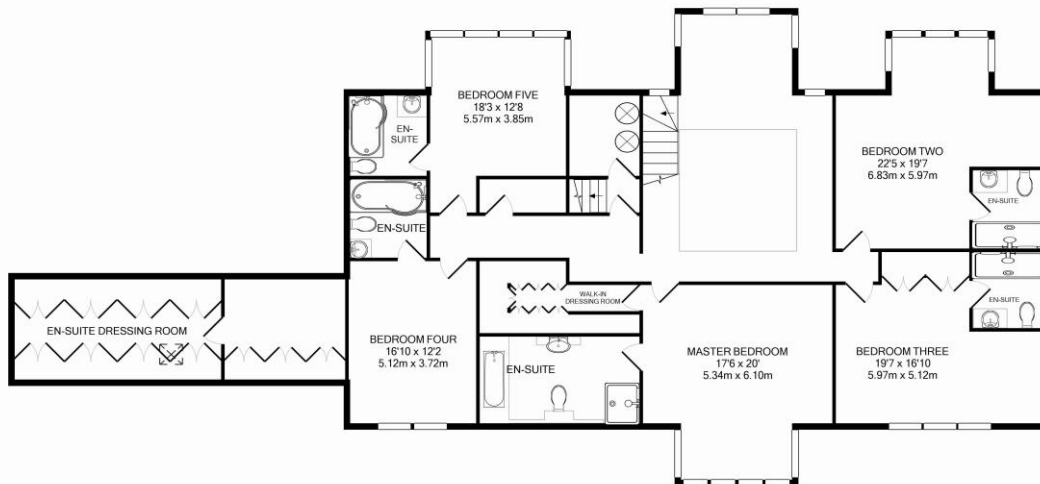
Please see website www.vo.gov.uk

ENERGY PERFORMANCE RATING:

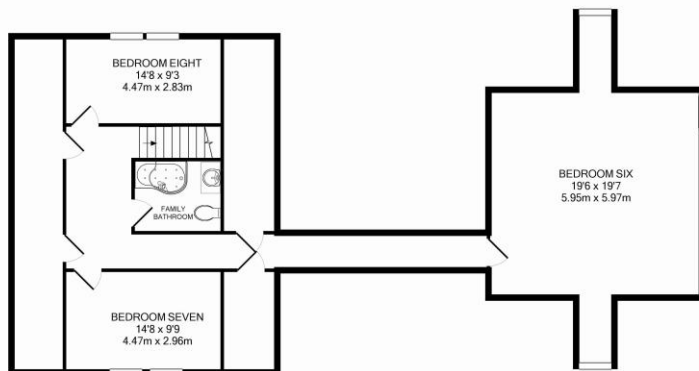
Grade: C



GROUND FLOOR
APPROX. FLOOR
AREA 3222 SQ. FT.
(299.4 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 2469 SQ. FT.
(228.4 SQ. M.)



2ND FLOOR
APPROX. FLOOR
AREA 1272 SQ. FT.
(118.2 SQ. M.)

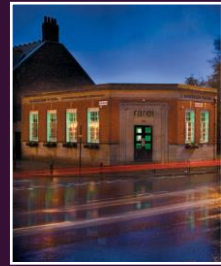
74 RUNNYMEDE ROAD, DARRAS HALL, PONTELAND, NEWCASTLE UPON TYNE, NE20 9HH
TOTAL APPROX. FLOOR AREA 6964 SQ. FT. (646.9 SQ. M.)

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Price on Application

