



# Mede House, 1a Runnymede Road, Darras Hall Ponteland, Newcastle upon Tyne NE20 9HE

## SITUATION AND DESCRIPTION

Mede House was constructed in 2005 and provides approx 5,600 sq ft of magnificent luxury accommodation. The property has been bespoke architect designed to an extremely high standard and the detail within the house and the quality of the fittings must be viewed to fully appreciate. The property has solid oak flooring, panelled doors, skirtings and mouldings throughout all of the accommodation. The lighting circuit is finished with chrome surrounds to light switches, power points, TV and satellite points and telephone points. The house also has the benefit of a central vacuum system connecting into the garage. The property is also equipped with close circuit TV monitoring and an intercom system linking to the main gates.

This magnificent property has a very impressive entrance, with art stone pillars to its portico, a vestibule that leads through to the reception hall and a stunning handmade oak staircase. From the hall access is gained to a cloakroom and separate wc.

There are five principal reception rooms to the ground floor, including a drawing room with magnificent fireplace, a dining room with a lovely bay window and a garden room at the rear which has double doors onto the terrace and south facing gardens. The family room has double doors from the hall and a contemporary corner fireplace, as well as a lovely glazed arch connecting on to the garden room. The family room is also open in turn to the kitchen, which is extensively equipped with Poggenpohl lacquered units and black granite worktops. The kitchen has superb built-in appliances, including a refrigerator, dishwasher, five gas ring hob, double oven, microwave oven and steam oven and fronted cafeteria. The laundry and utility room connect to a ground floor shower room/wc as well as a stable door onto the gardens and access to the garage.

The last reception room to the ground floor is a day room at the front of the property. All of the ground floor reception rooms at the front have louvre shutters to the tall full length windows, which are a major feature of the house.

The property has a superb aspect at the rear, being principally south facing and lovely lawned gardens set within a secure gated environment. The courtyard parking leads to the substantial garage.

To the first floor of the house the master bedroom suite overlooks the rear garden and leads to its own dressing room and luxurious bathroom/wc with double Jacuzzi bath and double shower. The first floor also has its own private terrace and balcony leading from the landing and overlooking the rear gardens.

There are three further double bedrooms to the first floor, two of which have their own en-suite shower rooms and walk-in wardrobes. The family bathroom/wc is very well appointed.

To the second floor there are two further bedrooms, giving a total of six to the house, and any of these rooms would be ideal for use as a study or office. Both have walk-in wardrobes and there is also a shower room/wc.

The house has a state of the art central heating system which includes under-floor heating to the ground floor and radiators to the first and second floors, a comprehensive alarm system and full argon filled double glazing. The first floor is block and beam construction.

This is an outstanding house which has been admired by many since its construction. It is very well located for its ease of access

into Ponteland's village centre with its medieval church, restaurants, shopping facilities and public inns. Ponteland links easily into Newcastle, as well as the international airport.

The property comprises:

Access to the front of the property is highly impressive, with beautiful art stone pillared entrance portico, external lighting and fabulous solid oak panelled double doors leading to the vestibule. The vestibule has a doormat well with rush matting, fabulous solid oak flooring, a feature which runs through the entrance hall, oak panelling up to dado rail height, cornice detailing, alarm controls, chrome surrounds to switches and power points and panelled and glazed double doors leading through to the:

## RECEPTION/HALLWAY

Octagonal in shape with fabulous oak panelled doors and solid oak architraves leading off to principal accommodation. The staircase has been bespoke hand crafted for the property and has outstanding solid oak spindles, handrails and newel posts.

## CLOAKROOM

With hanging rail and shelf.

## SEPARATE WC

With close coupled wc and wash hand basin set into maple wood cabinets with granite tops and surround. The room has beautiful ceramic tiling to the floor and walls, circular window with shutters, fitted wall mirror and spotlighting.

The entrance hall has a wall mounted entry telephone with gate monitor, an under-stairs storage cupboard with under-floor heating controls, electric circuit breakers, central vacuum socket and alarm controls.

## DRAWING ROOM (front facing)

19'6 x 19'5 (5.941m x 5.931m)

A magnificent room with solid oak flooring and skirting boards and five beautiful full length windows overlooking the gardens with double shutters. The focal point is undoubtedly the cast iron elaborately detailed fireplace surround with open grate, coal burning effect gas fire and granite hearth. The cornicing is elaborate with central ceiling rose and the room benefits from a number of power points, TV aerial point and telephone point with chrome surrounds, dimmer switch lighting, under-floor heating thermostat controls, infra red alarm sensor and beautiful wall lights. Double doors lead from the drawing room and connect on to the:

## DINING ROOM (side facing)

21'5 x 13'11 (6.535m x 4.235m) plus the entrance area – the dining room has its own separate access onto the hall.

A lovely room with elaborate cornicing and plasterwork to the ceiling, as well as central ceiling rose. Glazed double doors lead out onto the terrace at the rear overlooking the gardens. It has a fabulous rectangular bay window with six full length windows and louvre shutters. The room benefits from a good supply of power points, dimmer switch lighting, brushed chrome picture wall lights, telephone point, under-floor heating thermostat controls and TV aerial point and infra red alarm sensor. A glazed door leads on to the:

## GARDEN ROOM (rear facing)

22'0 x 13'10 (6.69m x 4.223m)

This is a light and bright room which overlooks the garden and therefore enjoys a great deal of sunshine. There are a number of windows and glazed double doors leading onto the terrace. The room also benefits from solid oak flooring, wall lighting, chrome

surrounds to light switches, power points, TV aerial point and telephone point. A wall mounted telephone links to the main entrance gates and there is under-floor heating thermostat controls. Glazed double doors set into an archway open onto the:

**FAMILY ROOM** (rear facing)  
16'10 x 10'9 (5.133m x 3.273m)

This family room re-connects to the hall and is ideal for entertaining, providing access through to the garden room and also connecting to the kitchen. It is a very pleasant day to day living area, which features a contemporary fireplace set into the corner of the room with composite stone effect fire surround and coal burning effect gas fire set into an open grate. The room benefits from a wallpaper covering to the chimney breast wall a number of power points, telephone point and TV aerial point, cornicing, infra red alarm sensor, under-floor central heating thermostat and central vacuum socket. The family room opens through to the:

**KITCHEN** (rear facing)  
16'8 x 13'8 (5.081m x 4.164m)

Extensively equipped with a range of Poggenpohl supplied base, wall and drawer cabinets with a lovely lacquered finish, contrasting beautifully with the black granite worktop surfaces, which incorporate a stainless steel one and a half sink unit with granite drainer surround, mono-bloc tap and waste disposal. There is a separate circular sink unit set into the peninsular island, with separate filter water connection, mono-bloc tap and waste disposal. Built-in appliances include a Miele five ring gas hob with extractor hood, a Bosch microwave oven finished in stainless steel, a Miele stainless steel double fronted oven with separate Miele steam oven and a Miele stainless steel fronted cafeteria. The central island unit conceals a refrigerator and there is also a separate built-in Miele dishwasher, as well as pull-out refuse bins. Windows overlook the garden, there is solid oak flooring, super spotlighting set into the ceiling and folding triple doors leading through to a:

**DAY ROOM** (front facing)  
16'8 x 13'3 (5.086m x 4.041m)

This provides the fifth reception area to the property and returns with its frontage overlooking the approach and courtyard to the house with three full length windows and louvre shutters. The room has solid oak flooring with fitted carpet to the centre, spotlighting to the ceiling, dimmer switch lighting, a number of power points, telephone point and TV aerial point with chrome surrounds, infra red alarm sensor and an oak door leading back to the hall.

The last door leading from the kitchen is a panelled door to the:

**UTILITY & LAUNDRY ROOM** (rear facing)  
18'7 x 8'3 (5.664m x 2.505m)

Very well equipped with a range of excellent storage cupboards and granite worktop surfaces, stainless steel one and a half sink unit with mono-bloc tap, spacing within the base units for a washing machine and tumble dryer, spotlighting to ceiling, under-floor heating thermostat, central vacuum socket, Expelair unit, windows overlooking rear garden, ceramic floor, stable door leading onto the garden, a door connecting to the garage and a door leading to a:

**SHOWER ROOM/WC**

Very well appointed with a double shower with a good quality Grohe shower unit, alternating spray head and sliding glazed screen doors, vanity wash hand basin with cupboards beneath and mirror above and close coupled wc with concealed cistern. The shower room is fully tiled to the walls and floor, there is

spotlighting, an Expelair unit and a door to the boiler cupboard which accommodates the wall mounted Remeha condensing boiler and pressurised system. This central heating system has been SAP rated as 'very good' by professional heating engineers and the property has a carbon index of 6.4.

Returning to the entrance hall, the magnificent staircase with its wide tread, leads to the first floor galleried landing, which has superb natural light from the substantial arched window, with glazed double doors leading out onto its own external terrace. The terrace has chrome handrails and a very pleasant aspect to the south overlooking the gardens. The handmade carpets fitted to the staircase and landing have individual pipe work surrounding the skirtings, which are all finished in solid oak, as are the doors and architraves. The landing has spotlighting, wall lighting, wall mounted telephone linking to the entrance gates, internal vacuum socket, infra red alarm sensor and central heating radiator.

**BEDROOM ONE** (rear facing)  
16'8 x 18'5 (5.082m x 5.622m)

An angulated room which has a superb aspect to the rear overlooking the gardens. It has a central heating radiator, solid oak skirtings, spotlighting to ceiling, wallpaper decoration surrounding the bed space, reading wall lights, chrome surrounds to dimmer switch lighting, power points, TV aerial point and telephone point, panic button and wall mounted telephone linking to the entrance gates with a gate monitor. An open archway leads from the bedroom to a passageway, with wall mounted mirror, oak surround, Velux window, central heating radiator and door to:

**WALK-IN DRESSING ROOM**

Fitted with open shelving and storage space, as well as dressing table, central heating radiator, Velux windows and spotlighting.

**EN-SUITE BATHROOM/WC**

Luxuriously appointed with a six piece suite comprising a double shower cubicle with state of the art Grohe power shower with side jets, foot spa and sliding doors, double Jacuzzi bath set into granite with side mounted chrome mono-bloc tap and separate shower head, his and hers vanity wash hand basins set into granite tops with maple wood cabinets beneath, close coupled wc and bidet unit. The bathroom has beautiful tiling to the walls, Velux windows, fitted mirrors, shaver socket, central heating radiator, two heated chrome towel rails and Amtico flooring.

**BEDROOM TWO** (rear facing)  
18'0 x 16'8 (5.487m x 5.083m)

With three windows overlooking the mainly south facing rear gardens, central heating radiator, fitted desk with drawer units, solid oak skirtings, a number of power points, telephone point, TV aerial point, reading wall lights and spotlighting to ceiling.

**WALK-IN DRESSING ROOM**

With fitted shelving, store cupboards with drawers and spotlighting.

**EN-SUITE SHOWER ROOM/WC**

Comprising double shower with Grohe power shower unit with alternating spray head, Sottini vanity wash basin with store cupboards beneath and close coupled wc with granite top surrounds. The shower room has a mirrored storage cabinet with wall lighting above, beautiful tiling to the walls, spotlighting, Expelair unit and heated chrome towel rail.

**BEDROOM THREE** (front facing)

13'3 x 13'4 (4.049m x 4.061m)

A lovely room which has interesting window detailing with a central arched window overlooking the front approach to the property. The room has a central heating radiator, a number of power points, TV aerial and telephone point, wall lighting and a fitted study desk with drawer units beneath. An open archway leads through to a passageway with central heating radiator and windows overlooking the gardens. The passageway is fitted with a range of sliding oak doors, concealing excellent storage and hanging rail space, with drawer units and open shelving.

**EN-SUITE SHOWER ROOM/WC**

Very well appointed with a white three piece suite comprising a Duravit double shower with Grohe shower unit, alternating spray head and sliding glazed screen doors, Sottini circular wash basin with granite top surrounds and storage cupboards beneath and close coupled wc with concealed cistern. The shower room has beautiful mosaic tiling, louvre shutters to windows, shaver socket and circular shaver mirror, heated chrome towel rail, spotlighting and Expelair unit.

**BEDROOM FOUR** (front facing)

15'5 x 10'11 (4.702m x 3.327m) including fitted wardrobes but excluding entrance area

With three windows overlooking the front approach to the house with louvre shutters, central heating radiator, chrome surrounds to telephone point, power points and TV aerial point, ceiling coving and double doors to built-in double wardrobe with shelving space and drawer units.

**FAMILY BATHROOM**

Sumptuously appointed with a white five piece suite comprising, a Duravit D bath with side mounted chrome mono-bloc tap and separate shower attachment, close coupled wc with concealed cistern, bidet unit, Sottini wash hand basin with maple wood cabinets beneath and to the side and double shower cubicle with Grohe shower unit, alternating spray head and sliding glazed screen access. The bathroom has Amtico flooring, fitted mirrors, spotlighting to ceiling, Velux window, two heated chrome rails, mirrored storage cabinet, shaver socket and Expelair unit.



The main staircase then continues to the second floor landing, with eave storage cupboards, Velux windows giving good natural light, central heating radiator and wall mounted telephone linking to the entrance gates.

**EAVES LAUNDRY CUPBOARD**

With shelving and lighting.

**BEDROOM FIVE** (rear facing)

18'6 x 11'6 (5.646m x 3.507m)

With T fall ceiling to the rear roof slope with Velux double glazed windows and fitted blinds, central heating radiator, power points, TV aerial point and telephone point, vacuum socket, eave storage cupboard which is floored and illuminated and circumnavigates the whole of the roof and double doors leading to a large walk-in illuminated wardrobe with shelving.

**BEDROOM SIX** (front facing)

19'4 x 11'4 (5.894m x 3.474m)

This room is fitted with a large oak desk with storage space beneath, central heating radiator, two Velux windows to the front roof pitch, spotlighting, access into the eaves and double doors to a large illuminated wardrobe with storage shelving, drawer units and excellent cupboard space. The bedroom has chrome surrounds to power points, TV aerial point and telephone point, as well as a central vacuum socket.

**SHOWER ROOM**

Well equipped and fitted with a white three piece suite comprising double shower cubicle with Grohe shower unit and alternating spray head, close coupled wc and vanity wash hand basin with store cupboard and black granite tops. The shower room has Amtico flooring, ceramic tiling to the walls, heated chrome towel rail, shaver socket, spotlighting and fitted mirror.

**EXTERNALLY**

Mede House is set in impressive gardens and grounds which extend to 0.53 acres. The main frontage to the property onto Runnymede Road has maturing beech hedging and wrought iron railings, as well as electrically operated double gates set into brick pillars with a separate pedestrian gate connecting to the tegular paved courtyard and parking area. The drive to the front of the house is capable of accommodating many cars and lies adjacent to shrub borders, which are well stocked with plants and flowers. There are stone paviors to the front of the property leading to the main entrance, as well as connecting to the side. The house has a number of external power sockets, as well as upright lighting set into the grassed gardens.

The principal gardens are set to the rear of the house and are mainly south facing. They include a fabulous stone terrace, ideal for entertaining and a number of external power sockets, cold water supply and large open lawned gardens with hedge and fence boundaries. The external gardens are also protected with halogen lighting.

**GARAGE**

26'6 x 19'1 (8.085m x 5.838m)

With two electrically operated up and over doors and a separate pedestrian door leading onto the side of the property. It is well presented with fluorescent tube lighting, painted walls, fitted shelving, burglar alarm control panel and the central vacuum collection system. The garage has a number of power points, an infra red alarm sensor, electric circuit breaker control panel and water supply tap.



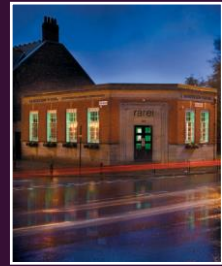
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From Sanderson Young



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Price on Application

