



Runnymede House, 48 Runnymede Road, Darras Hall Ponteland, Newcastle upon Tyne NE20 9HG

SITUATION AND DESCRIPTION

Runnymede House at 48 Runnymede Road represents one of the finest modern mansion houses within Darras Hall and certainly within the locality of Ponteland. It is a stunning property set on a fabulous mature garden site on the corner of Runnymede Road and Fox Covert Lane.

The property was personally supervised by the owners in its construction which took place in 2007. The manicured gardens and grounds with their beautiful box hedging and topiary will be very much appreciated by a keen horticulturist. The gardens are superbly lit in the evening hours and were influenced by the same architect who oversaw the development of Alnwick Gardens in Northumberland. The exterior of the property has closed circuit TV surveillance cameras and infra red sensors.

The house has also been superbly planned and has the benefit of a Crestron Home Automation System, which provides Wi-Fi enabled control of the property, including mood lighting, all audio/visual technology, closed circuit TV and gated entrances. There is a sophisticated underfloor heating system to the ground and first floors and the windows are high grade wooden sash in a traditional style. In addition, the build is covered by a 10 year NHBC Warranty.

Runnymede House is a highly impressive individual property. Its pillared portico leads through to the delightful reception hallway, with bespoke gull wing staircase by Theresa Spinks. Leading from the hall is a cloakroom and separate wc. Four sets of oak double doors connect to principal rooms. At the front of the house the original dining room has a beautiful Chesney fireplace. To the opposite side of the house there is a cinema room with blackout blinds, overhead projector and Bose sound system. The formal drawing room is elegant and tasteful, with beautiful bay onto the gardens and Chesney fireplace. It leads on to the garden room which is also an attractive and well designed room for all year round use. The kitchen is fitted with bespoke furniture, by Alpha Interiors and extensive Miele built-in appliances. An archway connects the kitchen to the family room which has a Chesney fireplace and double doors to the terrace. There is also a utility room to the ground floor.

To the first floor the galleried landing links to a master bedroom suite, with bay window and balcony overlooking the rear gardens, professionally fitted dressing rooms and a stunning en-suite bathroom. There are four further double bedrooms, three of which have their own en-suite bathrooms or shower rooms. The fifth double bedroom has access to the main family bathroom. All of the bathrooms have superb tiling and beautiful feature lighting.

An enclosed staircase links to the second floor of the house which has been set out as a leisure and entertainment area. It has a large games room with access to a second floor balcony. The second floor also accommodates a gymnasium with sauna and steam room.

The detached triple car garage has excellent storage space and at first floor level there is a large store room.

Runnymede House enjoys a great location within Darras Hall. It is surrounded by mature trees which give good screening and privacy. The in and out electrically operated gates give excellent security and link through the closed circuit TV surveillance cameras into the house. Pathways lead through the tiered gardens at the rear with stunning water features and the tiered gardens have excellent family play areas; there is a beautiful hand built summerhouse and eight person hot tub.

Runnymede House is a stunning property in a privileged and well sought after area of Darras Hall. It has easy access into Ponteland's village centre, excellent shopping facilities and beautiful coaching houses. It also links to the Tyne & Wear Metro system and Newcastle's International Airport.

This is an outstanding and very rare mansion house for which viewing is strongly recommended.

The property comprises:

The principal entrance to the property lies from its southern elevation, with a fabulous pillared portico leading up to the entrance doors which connect through to the principal reception hall.

RECEPTION HALL

19'4 x 29'8 (5.9m x 9.05m)

A beautiful focal point to the house, with bespoke gull wing staircase by Theresa Spinks leading to the galleried landing above. The interior design is very tasteful with wallpapering, elaborate corning and contemporary wall lights.

The house has intelligent wiring with a Crestron Home Automation system linking to mood lighting settings, all audio/visual systems, closed circuit TV surveillance system, entrance gates and water fountains. The hall also has the central alarm control panels and a number of standard lamp sockets.

SEPARATE WC

Comprising close coupled wc by Duravit and vanity wash hand basin with store cupboards beneath and mirror and spotlighting above.

CLOAKS STORE CUPBOARD

With cloak pegs and spotlighting.

From the reception hall solid light oak internal doors lead off to principal accommodation.

DINING ROOM (front facing)

22'8 x 14'3 (6.9m x 4.35m) measurements into chimney breast recess

A very tasteful room which is currently set out as a morning and family room. It has three sets of double glazed windows overlooking the approach to the house, tasteful wallpaper covering, egg and dart corning, built-in speakers, spotlighting to the ceiling, contemporary wall lights, wiring for and standard lamp sockets. The focal point of the room is the Chesney marble fireplace with slate insert, trim and hearth surrounding the open grate fire and coal burning effect gas insert. Above the fireplace there is wiring for a plasma screen TV.



CINEMA ROOM (south facing)

22'8 x 14'8 (6.91m x 4.48m)

A fabulous entertainment room with large screen and ceiling mounted HD projector which is controlled through the system and projects onto a wall mounted screen (2.83m). The room has a Bose sound system linking to speakers in each corner of the room, cornicing and spotlighting to the ceiling and LED lighting. A fitted cabinet beneath the projector screen provides useful storage space and all of the windows have electrically operated black-out shutters. The projector screen and the professional cinema seats may be available subject to separate negotiation.

**DRAWING ROOM** (rear facing)

23'5 x 22'8 (7.15m x 6.91m)

A very elegant room with a curved window bay overlooking the rear terrace and gardens. The bay has four arched windows, two of which have doors leading out onto the terrace. The room has a marble Chesney fireplace with slate trim and hearth to the coal burning effect gas fire, wallpapering, cornice detailing, spotlighting, built-in speakers, ceiling rose, wall lighting and standard lamp sockets.

Glazed double doors connect from the drawing room through to the garden room.

GARDEN ROOM (south & west facing)

17'6 x 15'3 (5.35m x 4.65m)

A charming room with beautiful cornicing, standard lamp sockets, spotlighting and built-in speakers. The room has seven arched windows and doors overlooking the surrounding gardens. The doors connect to the rear terrace and patio.

KITCHEN (rear facing)

23'1 x 20'10 (7.03m x 6.35m) measurements include fitted furniture

A very impressive kitchen which has a gentle curving bay with two arched windows and two doors leading out onto the patio. The kitchen is superbly appointed with an extensive arrangement of base, wall and drawer cabinets by Alpha Interiors. The door furniture is finished in an antique cream with fabulous marble worktops which extend to a central island unit with sink and waste disposal unit and a breakfasting bar. Built-in appliances include two Miele electric convector ovens, a steam oven and a microwave oven. The mock chimney breast houses the Miele four ring hob, with concealed extractor hood and lighting. There is an Amana American refrigerator/freezer with ice and water dispenser, a Miele dual zone white and red wine cooler and a Miele dishwasher. The kitchen has two built-in pantries providing excellent storage space.

From the kitchen an archway connects through to the family room.

FAMILY ROOM (rear facing)

20'5 x 11'6 (6.23m x 3.5m)

With double doors linking onto the gardens and terrace, stone fireplace surround with slate insert, stone hearth and coal burning effect gas fire, attractive ceiling with spotlighting and cornice detailing, wall lighting and entry telephone system linking to the main gates.

From the kitchen a door also connects to the utility room.

UTILITY ROOM (front & rear facing)

14'3 x 7'8 (4.34m x 2.33m)

With stainless steel single drainer sink unit and waste disposal, extensive built-in wall and base storage space, central control panel for the underfloor heating, window views over the front and rear approaches to the house and external door linking to the gardens. Within the kitchen there is space for a dishwasher, washing machine and dryer.

Returning to the reception hallway the gull wing staircase leads up to the first floor galleried landing.

FIRST FLOOR LANDING

With good natural light, ceiling spotlighting, entry telephone linking to the main gates, skirting lights and impressive oak panelled doors leading off to accommodation.

MASTER BEDROOM

19'5 x 16'0 (5.92m x 4.87m)

Enjoying elevated views over the gardens and surrounding countryside, double doors leading onto a balcony, fabulous wallpaper decoration, cornicing, spotlighting, wiring for a plasma screen TV and contemporary wall lights.

GENTLEMAN'S DRESSING ROOM

19'5 x 6'1 (5.93m x 1.87m)

Well appointed with extensive hanging rail and shelving space, built-in speakers, spotlighting and drawer units with mirrored recess and spotlighting.

LADY'S DRESSING ROOM

15'0 x 5'8 (4.59m x 1.72m)

With two windows overlooking the front approach to the property, fitted wall mirrors, excellent storage space, shelving and drawer units.

EN-SUITE BATHROOM

Luxuriously appointed with corner Duravit spa bath surrounded by walnut panelling and with digital controls, wash hand basin with storage drawer units, open shelving and illuminated mirror above, double shower with rainforest shower head and glass screen surrounds, close coupled wc, stunning tiling to the walls and floor, heated chrome towel rail, spotlighting, Expelair unit, built-in speakers and wiring for an LED TV.

BEDROOM TWO (rear facing)

19'10 x 16'0 (6.04m x 4.88m)

Enjoying window views over the gardens and double doors onto the balcony, contrasting wallpaper decoration, wall lighting, cornicing, spotlighting and built-in speakers.

LADY'S DRESSING ROOM

19'10 x 6'4 (6.04m x 1.95m)

With open hanging rail, shelving and drawer units, illuminated mirror and spotlighting.

EN-SUITE BATHROOM

With white four piece suite comprising corner panelled spa bath, large shower cubicle with rainforest shower head, close coupled wc and vanity wash basin surrounded by storage cabinets with spotlighting and mirror above. The bathroom has window views over the gardens, superb tiling, heated chrome towel rail and wiring for a TV.

BEDROOM THREE (front facing)

20'0 x 14'8 (6.1m x 4.47m)

With three windows overlooking the front gardens, two sets of built-in double wardrobes with hanging rail and shelf storage space, cornicing and spotlighting.

EN-SUITE SHOWER ROOM

Comprising double shower with glazed screen door, close coupled wc by Duravit and pedestal wash hand basin. The shower room has tiling to the walls, spotlighting and heated chrome towel rail.

BEDROOM FOUR (front facing)

20'1 x 9'4 (6.12m x 2.86m)

With three windows overlooking the front approach to the house, built-in double wardrobe with hanging rail and shelf storage space, spotlighting to the ceiling and wiring for a plasma screen TV.

EN-SUITE SHOWER ROOM

Comprising double shower with glass screen surrounds, close coupled wc, vanity wash basin with store cupboards beneath, tiling to the walls and floor and heated chrome towel rail.

BEDROOM FIVE (rear facing)

11'11 x 11'6 (3.65m x 3.51m)

With window views over the rear gardens, wallpaper decoration, spotlighting, LED lighting and a cleverly concealed access door linking to bedroom two.

FAMILY BATHROOM

With three piece suite comprising corner Jacuzzi bath with sitting area, vanity wash hand basin with illuminated mirror above and storage space beneath and close coupled wc by Duravit. The bathroom has window views over the gardens, beautiful tiling to the walls, spotlighting, built-in speakers to the ceiling, wiring for a TV and heated chrome towel rail.

An enclosed staircase leads up to the second floor of the house, which enjoys natural lighting from the Velux window.

GAMES ROOM

34'7 x 18'3 (10.55m x 5.56m)

A highly impressive room set into the T Fall ceiling with Velux windows, glazed door linking to the second floor terrace and balcony, excellent lighting, wiring for a plasma screen TV, concealed reversible air conditioning providing either heating or cooling as appropriate and access into the eaves for storage.

GYMNASIUM (rear facing)

25'3 x 11'10 (7.7m x 3.6m)

With glazed doors and windows concealing a Nordic sauna with seating for six people, high quality steam room with seating area and shower and a fitness room with air conditioning unit, wiring for a plasma screen TV and three Velux windows.

EXTERNALLY

The gardens and grounds of Runnymede House are extensive. To the front of the house they include fabulous stone pillars and timber panelled gates which give in and out access to the semi-circular drive. The tarmac driveway has box hedging with

spiral topiary. Pathways surround the property at both sides and the open lawned gardens at the front are framed by tall mature trees, some of which are evergreen and give good screening and privacy to the house. The water fountain has three tiers of cascading water and is finished in Haddonstone in the Eaton style. The front terrace and parking area extends with a hammerhead to provide excellent car parking.

The detached triple car garage is built in stone and has three electrically operated up and over doors.

GARAGE

24'8 x 30'1 (7.52m x 9.17m)

The garage incorporates a utility area with stainless steel single drainer sink unit, base and wall storage cupboards, fluorescent tube lighting, two gas fired central heating boilers, two quick recovery, high capacity hot water cylinders and electric circuit breaker controls. The garage has a side pedestrian entrance which is separately alarmed, a number of power points and a staircase leading to the first floor of the property.

STORE ROOM

20'11 x 30'8 (6.37m x 9.35m)

An ideal space for storage, set into the T Fall ceiling and with the metal frames of the garage exposed. It has two Velux windows and one conservation skylight.

To the rear of the house the stone flagged terrace and patio extends the width of the property, with a circular Haddonstone water feature and fountain which is illuminated in the evening hours. The terrace is surrounded by Georgian uprights, topiary box hedging and evergreen trees. The garden design was influenced by the same architect as Alnwick Gardens in Northumberland. Just beneath the high level terrace there is an entertainment area which accommodates the eight person spa and hot tub, as well as the HSP Georgian style summerhouse with leaded roof and panelled doors. It provides a beautiful place to sit during the summer months. The contoured hedging forms a number of private sitting areas and the water features continue to be a feature at the lower tier of the garden. The stone retaining walls and path lead down to the lower garden, where the former paddock and meadow has been transformed into an open lawned garden. It has laurel hedging and a central terrace looking back towards the house. The garden areas are extremely well lit with lantern and halogen lights. The tall mature fir trees give good screening to the western and southern boundaries. The rear elevation of the property is highly impressive, with beautiful stonework and superb lighting. To the eastern elevation of the garage there is a small dog run and general store area and this completes a magnificently designed garden.

ESTATE AGENTS NOTE

There is a paddock to the rear of the property which cannot be used for the construction of a separate property.

SERVICES

The property has mains gas, electric and water services.

TENURE

Freehold.

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING

Grade: B



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OPEN 7 DAYS A WEEK

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