



Dunhelm Lodge, 65 Western Way, Darras Hall Ponteland, Newcastle upon Tyne NE20 9AP

SITUATION AND DESCRIPTION

Constructed in 2009 and occupying a magnificent garden site within Darras Hall is this luxury detached family home. The property is built in attractive brick work, complemented by stone lintels and sills. The entrance to the property is particularly impressive, with large stone pillars linking from the portico to the reception hall. The hall is a magnificent feature of the house, with oak gull wing staircase leading to the galleried landing above. There are fabulous oak skirting boards, architraves and double panelled doors to the principal reception rooms.

The reception hall has access to a cloakroom/wc, as well as connecting to three principal reception rooms, a drawing room, a family room and a family lounge. The dining room is at the rear of the property and is open through to the family room. All of the reception rooms have beautiful contemporary fireplaces and two have built-in plasma screen TVs. The family room is at the rear of the house and has double doors onto the gardens. It opens through to the kitchen which is equipped with a stunning arrangement of black high gloss finished bespoke cabinets with granite worktop surfaces and built-in appliances.

The kitchen leads on to a utility & laundry room.

To the first floor there are five bedroom suites, the master has a luxury en-suite bathroom and dressing room.

The second double bedroom suite has a feature slipper bath within the main bedroom area, as well as a luxury en-suite shower room/wc.

An enclosed staircase connects to the second floor, where the entertainment room is set within the roof space.

The property has intelligent wiring, built-in audio and mood systems, a comprehensive alarm system, four CCTV cameras, double glazing and under-floor heating to the majority of rooms.

The delightful oak carpentry contrasts well with the marble fireplaces and the light emulsion décor.

65 Western Way is a luxury home which enjoys mature gardens and grounds. The electrically operated gates link through an open courtyard and parking area to a detached triple car garage with studio/office above.

Western Way enjoys easy access to the Broadway at Darras Hall, as well as its neighbourhood restaurants and public inns in Ponteland's village centre. The International Airport is close by, as are many excellent golf clubs and sports facilities.

A highly impressive home.

The property comprises:

Access is to the front of the property with a beautiful stone pillared entrance portico with spotlights set into the panelling above.

Solid oak doors with cross leaded glazing and chrome furniture lead through to:

RECEPTION HALL

21'0 x 17'7 (6.64m x 5.37m)

A stunning focal point to the house with a double height ceiling and void measuring 17'0 (5.18m). The hall enjoys great natural light from the windows at the front of the house and has stunning marble flooring, spotlighting and a burglar alarm control panel. The oak handmade gull wing staircase leads to the first floor, with bespoke chandelier.



SEPARATE WC

Comprising close coupled wc, wall hung Villeroy & Boch wash hand basin with mirror above, wall and floor tiling, heated chrome towel rail and spotlighting.

From the reception hall, four sets of double doors lead off to principal accommodation:

DRAWING ROOM (front facing)

18'8 x 16'11 (5.69m x 5.15m)

With three sets of double glazed windows overlooking the approach to the house, spotlighting to the ceiling, contemporary running flame fireplace with marble surround to the chimney breast, power points, built-in speakers with Nuvo digital control sound settings and telephone point. The drawing room is open through to:

FAMILY ROOM (rear facing)

17'9 x 18'6 (5.42m x 5.65m)

A fabulous room which has glazed double doors leading onto the rear terrace and gardens, as well as windows either side of the chimney breast with contemporary glass fronted fire and marbled surround. The chimney breast recess accommodates the LG plasma screen TV. There are built-in speakers to the ceiling, spotlighting, power points and Nuvo digital control sound settings. The family is open through to:

KITCHEN & DINING ROOM

52'10 x 17'5 increasing to 21'11 (16.11m x 5.32m increasing to 6.69m)

A fabulous open entertainment space which has two sets of double doors and side windows leading onto the rear terrace and gardens, built-in speakers to the ceiling, spotlighting, beautiful wall lighting and fabulous large porcelain tiling to the floors. The kitchen is equipped with an arrangement of high gloss black fronted base, wall and drawer cabinets with brushed chrome door furniture and granite worktop surfaces incorporating a breakfasting bar with circular preparation sink unit and built-in plasma screen TV. There are two further Franke stainless steel sink units with high pressurised water system above. Built-in appliances include a dishwasher, a wine chiller, a Bosch coffee maker, a Whirlpool American refrigerator and freezer with ice and water dispenser, a Bosch microwave oven with warming drawer beneath and a Rangemaster cooking range with two large ovens, five gas hobs and Leica extractor hood above. A panelled door leads from the kitchen and connects to:



UTILITY & LAUNDRY ROOM

16'2 x 5'7 (4.93m x 1.70m)

Fitted with the same high quality base, wall and drawer storage cupboards as the kitchen, with granite worktop surfaces and stainless steel sink unit. The utility room has excellent storage space and a side entrance door leading onto the courtyard and garden.

FAMILY LOUNGE (front facing)

28'10 x 16'8 (8.80m x 5.09m)

A very impressive room with six sets of double glazed windows overlooking the approach to the house, magnificent chimney breast with built-in recess for the LG plasma screen TV and contemporary log burning effect gas fire beneath with marbled surround. There are beautiful wall and ceiling lights and built-in speakers to the ceiling.

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

FIRST FLOOR LANDING

The landing branches to the east wing of the house where there are three storage cupboards, one of which accommodates the central control system for the mood setting and audio system

within the property.

MASTER BEDROOM (front facing)

18'8 x 13'1 (5.69m x 3.98m)

With double doors onto the external terrace and fitted oak storage cabinet concealing the automated plasma screen TV.

EN-SUITE BATHROOM/WC

A fabulous bathroom with Laufen suite comprising feature Jacuzzi bath set into a tiled raised plinth with plasma screen TV, double wet room with two rainforest shower heads, separate foot massage and side jets, double his and hers vanity wash basin with chrome taps, storage cupboards beneath and mirror above, close coupled wc, stunning tiling to the walls and floor, chrome wall mounted radiator, mood lighting and speaker system.

EN-SUITE DRESSING ROOM

Walk-in access to wardrobes and storage space.

BEDROOM TWO (rear facing)

30'1 x 14'11 (9.17m x 4.54m)

A substantial room with double windows overlooking the rear gardens and grounds. The bedroom incorporates its own separate wet area, with feature slipper bath. There is a wall mounted LG plasma screen TV, built-in speakers and spotlights, telephone point and power points.

EN-SUITE SHOWER ROOM/WC

With a Duravit suite comprising wet room area with rainforest shower head, vanity wash hand basin with chrome mono bloc tap and storage drawers beneath, concealed cistern to wc, chrome wall mounted radiator, fabulous tiling to the walls and floor, attractive spotlighting and built-in speakers.



BEDROOM THREE (rear facing)

17'8 x 18'4 (5.39m x 5.58m)

Enjoying window views and aspect over the gardens, built-in speakers and spotlights.

EN-SUITE SHOWER ROOM/WC

With a Duravit suite comprising double wet room with rainforest shower head, wash basin with cupboards beneath and mirror above, concealed cistern to wc, black tiling to the walls and floor, spotlighting, contemporary tubular heated towel rail and built-in speakers.

From the west wing of the landing, double doors lead on to:

BEDROOM FOUR (rear facing)

18'11 x 18'1 (5.76m x 5.51m)

With windows overlooking rear gardens, spotlighting, power point, telephone and TV aerial points and wiring for wall mounted Plasma screen TV.

EN-SUITE SHOWER ROOM/WC

With a Duravit suite comprising large wet room area with rainforest shower head, contemporary wash basin, concealed cistern to wc, contrasting wall and floor tiles, spotlighting and wave chrome fronted radiator.



BEDROOM FIVE (front facing)

18'8 x 16'11 (5.7m x 5.16m)

With two windows overlooking the front approach to the house, spotlighting to the ceiling, telephone point, power points and wiring for wall mounted Plasma screen TV.

EN-SUITE SHOWER ROOM/WC

With a Duravit suite comprising wet room area, contemporary wash basin, concealed cistern to wc and contrasting wall and floor tiles.

The last door from the landing leads to an enclosed staircase connecting to the second floor of the house where the roof space has been opened up to provide a:

ENTERTAINMENT ROOM

50'0 x 25'7 (15.22m x 7.79m) measurements into dormers

A fabulous room which has five dormer windows to the front and rear of the property, access into the eaves, four central heating radiators, built-in speakers and audio system, ceiling mounted projector and wall mounted screen, spotlighting and central control for the audio system.

EXTERNALLY

To the foreground of the property there are wrought iron double gates with entry telephone system linking into the property. The mature tree boundaries give good screening and privacy and gates lead into an open drive and courtyard with parking for many cars. The driveway leads to the side of the property and connects to the rear, where there is a separate detached garage.

The rear gardens are set out with large open lawns and mature conifer and hedge boundaries.

GARAGE

24'0 x 20'6 (7.31m x 6.25m)

With electrically operated up and over door and side pedestrian door and electric circuit breaker control panels.

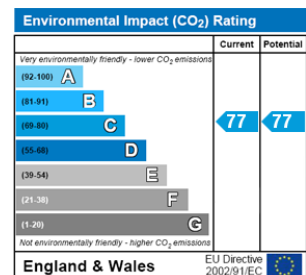
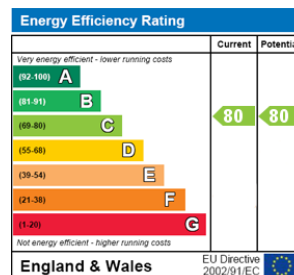
From the garage, double doors lead to a boiler room which accommodates two Worcester gas fired central heating boilers for central heating and domestic hot water to the house and two high capacity quick recovery hot water cylinders for the showers.

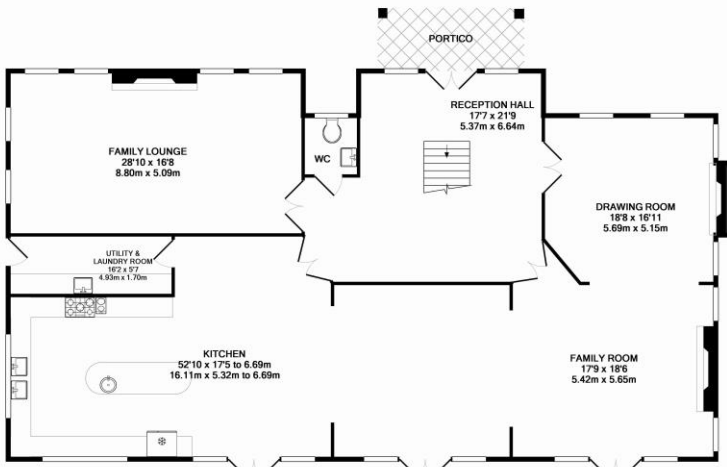
A door also leads from the rear of the garage to an enclosed staircase which links to:

STUDIO/OFFICE

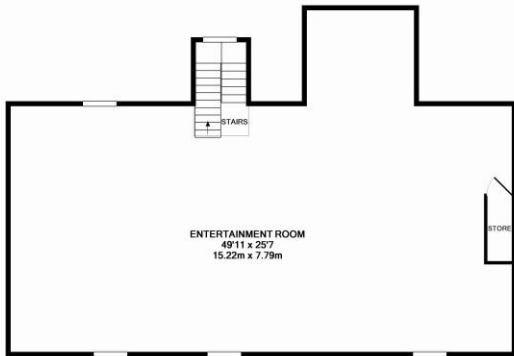
24'1 x 19'7(7.35m x 5.98m)

With spotlighting to the ceiling, two central heating radiators and Velux windows set to the side of the roof pitch. This studio is ideal for independent working, but would equally make an independent flat.

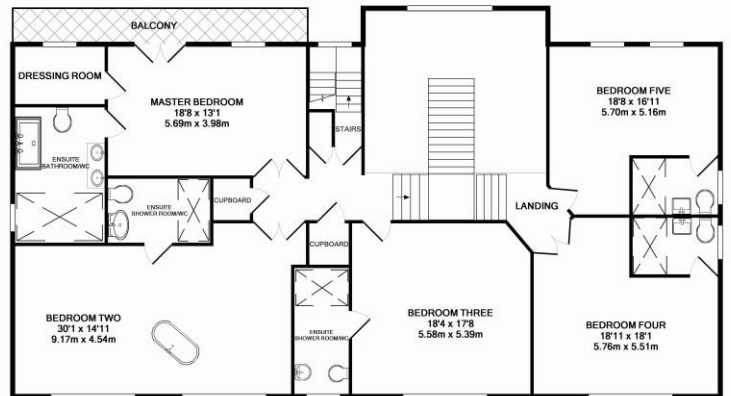




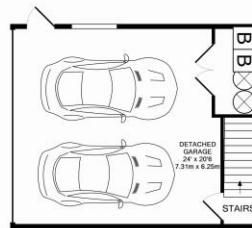
GROUND FLOOR
APPROX. FLOOR
AREA 237.0 SQ.M.
(2591 SQ.FT.)



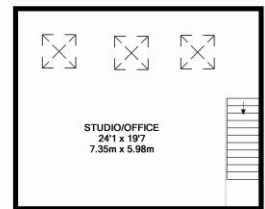
2ND FLOOR
APPROX. FLOOR
AREA 126.0 SQ.M.
(1356 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 228.4 SQ.M.
(2468 SQ.FT.)



GARAGE
APPROX. FLOOR
AREA 43.9 SQ.M.
(472 SQ.FT.)



STUDIO/OFFICE
APPROX. FLOOR
AREA 43.8 SQ.M.
(472 SQ.FT.)

DUNELM LODGE, WESTERN WAY
TOTAL APPROX. FLOOR AREA 679.1 SQ.M. (7310 SQ.FT.)

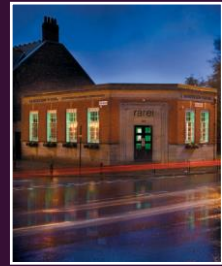
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rare! From Sanderson Young



Dunhelm Lodge
65 Western Way, Darras Hall



SANDERSON YOUNG
estate agents &
property consultants

Price on Application

