



rare!

From Sanderson Young



82 Darras Road
Darras Hall, Ponteland



82 Darras Road, Darras Hall, Ponteland, Newcastle Upon Tyne NE20 9PG

Guide Price £2,495,000

PRICED TO EFFECT AN IMMEDIATE SALE, THIS BEAUTIFUL HOUSE, DESIGNED TO A TOP SPECIFICATION AND WITH OVER 11,484 SQ FT OF ACCOMMODATION, REPRESENTS ONE OF DARRAS HALL'S FINEST HOMES CURRENTLY AVAILABLE.

Set back in Darras Road is this magnificent, traditional (rather than timber framed) contemporary mansion. The property has been designed with luxurious detailing, magnificent engineering and sophisticated technology, in a way that enables reconfiguration of many of the rooms with minimal work. The house has a highly impressive IT infrastructure, with central control panels controlling lighting, heating, audio and security. These can even be monitored and controlled remotely. It also has underfloor heating throughout. The house has been designed so that it is completely disability friendly, including a lift to all floors, a wide hall and doorways, and could easily accommodate persons in a wheelchair or with limited mobility. The house occupies a very prominent location within the heart of Darras Road and with good access into the village centre at Ponteland. The accommodation is highly deceiving, with a whole floor situated at lower ground floor level. The light well surrounding the lower ground floor is designed to give excellent natural light into the lower level. 82 Darras Road is a highly specialised and individual home in a fabulous area of Ponteland, for which an early viewing is strongly recommended.

Lower Ground Floor: Entertainment Room with Cocktail Bar | Snug Room | Cloakroom/WC | Storage Cupboard | State of the Art Cinema with 3D Overhead Projector | Gymnasium | Luxurious Leisure Suite with Swimming Pool Measuring 40' x 10', 8-Person Jacuzzi, Steam Room, Shower Room and WC Facilities | Plant Room | Ground Floor: Reception Hallway with Gullwing Staircase | Cloakroom/WC | Dining Room Open Through to Kitchen | Family Room with Double Doors on to Rear Garden | Utility Room | Formal Sitting Room | Study | First Floor: Five Double Bedrooms, All with En-Suite Bath and Shower Facilities, One Having Its Own Private Terrace | Second Floor: Master Bedroom Suite Which Could Be Easily Divided Into Independent Living Accommodation | Bathroom/WC | Study/Storage Room | Externally: Pillared Approach with Remotely Controlled Double Gates | Front Block Paved Drive with Parking for Many Vehicles | Impressive Lighting and Courtyard | Integral Garage | Elevated Family Garden to the Rear | Services: Mains Gas, Electricity, Water and Drainage | Tenure: Freehold
EPC Rating: B

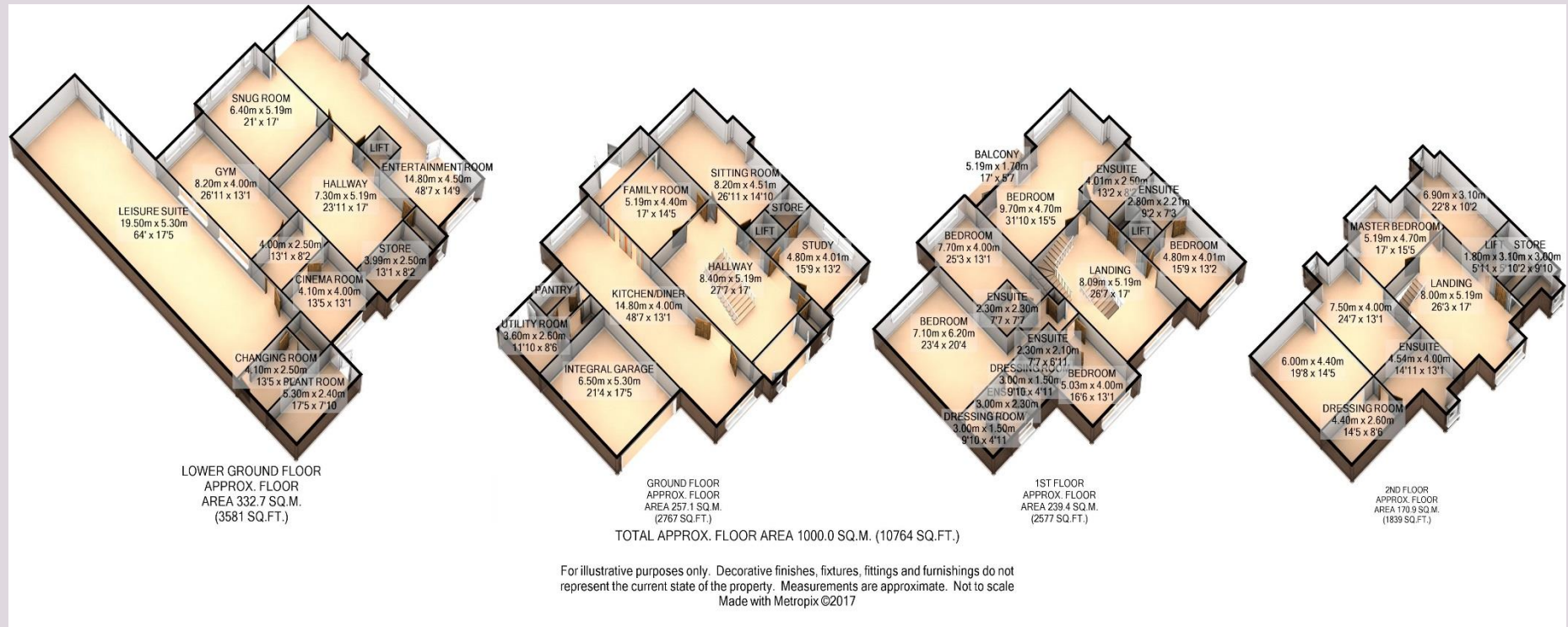
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