



rare! From Sanderson Young



24 Edge Hill
Darras Hall



24 Edge Hill, Darras Hall, Ponteland, Newcastle upon Tyne NE20 9RW

£1,500,000

A stunning architect designed house awarded RIBA North East Building of the Year 2016 and shortlisted for Grand Design House of the Year. The unique home, constructed in concrete and African hardwood with a zinc roof, is set in an approx. 0.5 acre garden site off Edge Hill, with excellent privacy provided by the electric gated entrance and mature hedging and trees to the boundary. The house occupies a fabulous elevated site, with great open aspect views over the surrounding gardens and beyond, with professionally landscaped gardens and terraces, and a detached garage/studio with a sedum roof. Design features include an iQ slimline glazing system, a fabulous Poggenpohl kitchen with Gaggenau appliances, polished concrete and solid wide board oak flooring, intelligent programmable lighting throughout, underfloor heating and impressive Welsh slate bathrooms with Phillipe Starck fittings.

Fabulous entrance with full height ceiling and excellent natural light | Sitting room with dual aspect windows
Versatile second reception room/gym | Magnificent open plan living space, incorporating split level kitchen/dining room and large windows and doors opening to the terrace and garden | Laundry and ironing room | First floor | Master bedroom suite with doors to the balcony | Dressing room | Luxury ensuite bathroom/wc | Guest double bedroom with fitted wardrobes | Stylish ensuite shower/wc | Double bedroom three with ensuite shower/wc | Double bedroom four | Second floor | Home office/open plan 5th bedroom with fantastic elevated views and access to the sedum roof | Detached garage with electric door | Secure electric gated tarmac driveway | Lawned gardens with mature tree and excellent privacy.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G
Energy Performance Certificate: Rating B

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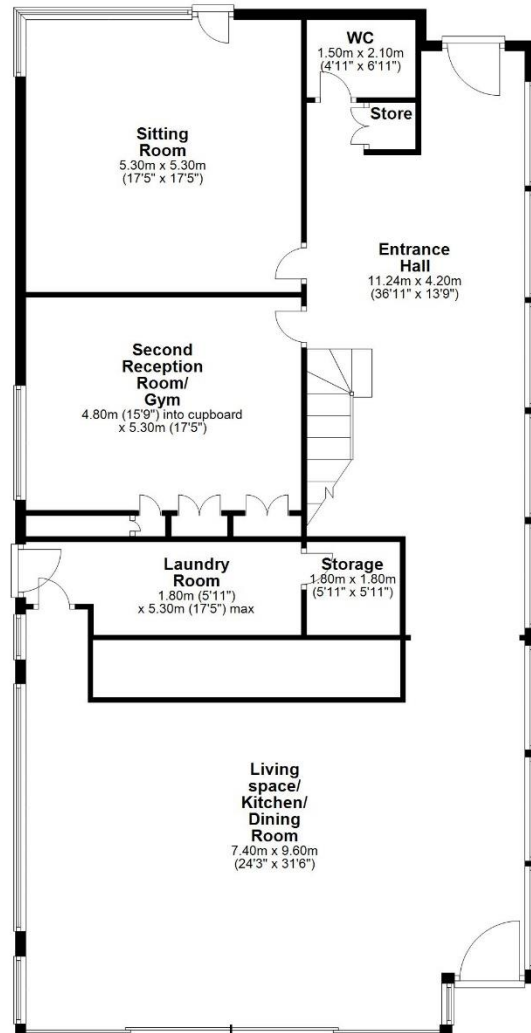






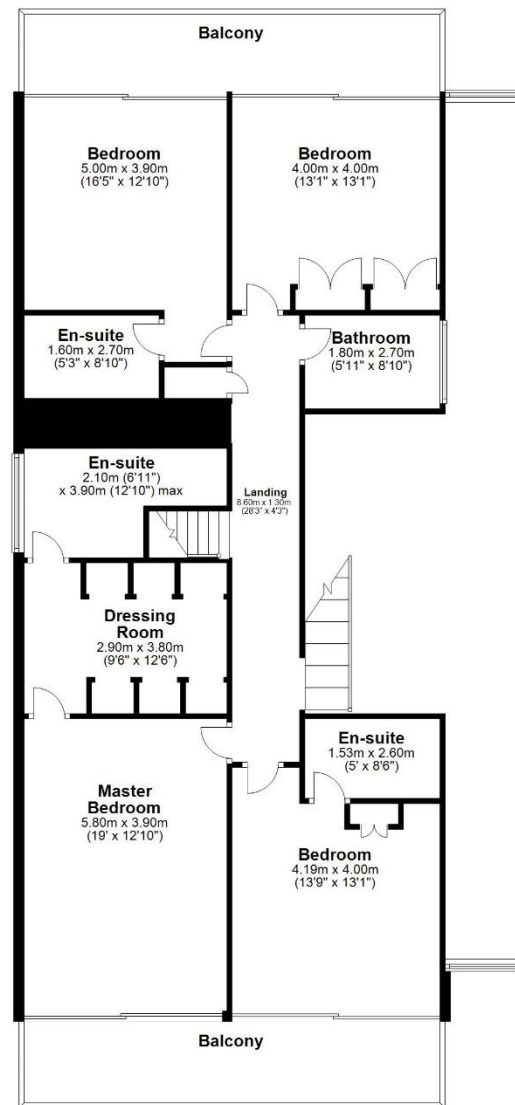
Ground Floor

Approx. 183.7 sq. metres (1977.7 sq. feet)



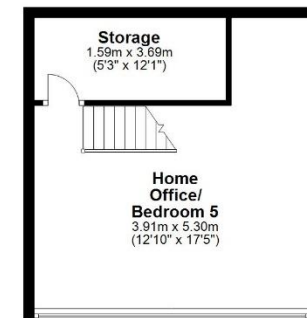
First Floor

Approx. 167.0 sq. metres (1797.4 sq. feet)



Second Floor

Approx. 29.7 sq. metres (319.4 sq. feet)



Total area: approx. 380.4 sq. metres (4094.5 sq. feet)

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