



- 4 Bed Detached Farmhouse
- Refurbished Family Accommodation
- Refitted Breakfasting Kitchen
- South Facing Gardens

- Extensive Outbuildings
- Lounge with Woodburner
- Study; Utility Room

- Paddock
- Sitting Room with Open Fire
- Updated Bath and Shower Rooms

A handsome 4 bedroomed detached stone built farmhouse, with extensive outbuildings and paddock, available to let unfurnished. Occupying a fabulous location, in beautiful countryside adjoining the western periphery of Darras Hall, this is a unique opportunity to live in a rural setting, yet so close to excellent local amenities. Updated and with oil fired central heating, the Reception Hall leads to the Lounge, with wood burning stove and a separate Sitting Room with open fire. An Inner Hall leads to the Study, fitted with a range of storage cupboards. The Breakfasting Kitchen is refitted with a range of wall and base units, solid wood work surfaces, split level AEG oven, 4 ring induction hob with extractor over and integral fridge with matching door. The Utility Room has a range of units, sink unit and plumbing for a washer. Stairs lead from the hall to the First Floor Landing. Bedrooms 1 and 2 both have ornate cast iron fireplaces and storage cupboards and are to the front. Bedrooms 3 and 4 are to the rear. The Bathroom/WC is fitted with a low level wc, pedestal wash basin, panelled bath with mains shower over and 2 chrome towel warmers. The refitted Shower/WC has a low level wc, pedestal wash basin, double shower enclosure with mains shower, screen and airing cupboard.

Externally, there is a lovely south facing lawned garden with stone wall surround. There is external log storage to the rear. The paddock, approaching 2 acres, surrounds the front and sides of the property. The outbuildings are to the rear.

Donkins House Farm is accessed off The Crescent, which is situated off Western Way in Darras Hall. Drive through The Crescent and continue along the lane into open countryside. The farmhouse is the first building you come to. Ponteland has schools for all ages, variety of pubs and restaurants, sporting and leisure facilities and wide choice of shops including Waitrose.

Reception Hall 32'10 x 4'0 (10.01m x 1.22m)

Lounge 16'0 x 15'8 (4.88m x 4.78m)

Sitting Room 16'2 x 15'8 (4.93m x 4.78m)

Inner Hall 7'0 x 3'2 (2.13m x 0.97m)

Study 13'6 x 8'9 (4.11m x 2.67m)

Breakfasting Kitchen 16'9 x 13'6 (5.11m x 4.11m)

Utility Room 9'9 x 8'3 (2.97m x 2.51m)

Rear Porch 8'2 x 5'3 (2.49m x 1.60m)

First Floor Landing

Bedroom 1 16'4 x 14'3 (4.98m x 4.34m)

Bedroom 3 13'10 x 13'6 (4.22m x 4.11m)

Bedroom 2 16'3 x 14'4 (4.95m x 4.37m)

Bedroom 4 13'6 x 10'0 (4.11m x 3.05m)

Bathroom/WC 12'6 x 7'4 (3.81m x 2.24m)

Shower/WC 9'8 x 6'8 (2.95m x 2.03m)

Outbuildings



Energy Performance: Current E Potential B

Council Tax Band:

Distance from School:

Distance from Metro:

Distance from Village Centre:

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.