

# BRUNTON

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## RESIDENTIAL



**DARRAS ROAD, DARRAS HALL, NE20**

**Offers Over £5,000,000**



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An exceptionally grand and architecturally striking residence, this palatial home offers vast luxury accommodation arranged over three impressive floors. Defined by its remarkable scale, refined design and high-quality finish throughout, it provides an outstanding setting for family living, entertaining and leisure on a truly impressive level.

At its heart is an expansive reception hall, from which a wide range of formal and informal living spaces flow. The ground floor alone includes multiple reception rooms, a triple-aspect games room with skylights, a gym, garden/spa room, formal dining room and a superb contemporary kitchen with a central island and adjoining chef's kitchen. Practical features are seamlessly integrated, with multiple utility areas, two ground-floor WCs and a bedroom suite with fitted wardrobes and en-suite. The upper floors continue the sense of space, with a galleried landing leading to generous bedroom suites, additional reception rooms, laundry facilities and balcony access, offering exceptional flexibility throughout.

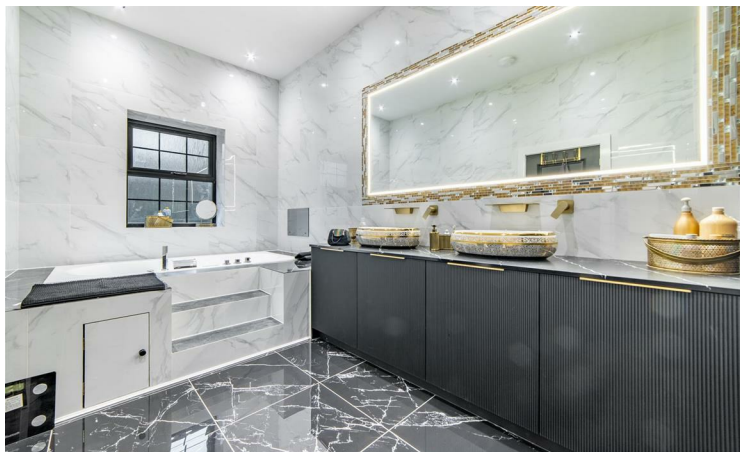
Set on one of the most prestigious roads within the exclusive Darras Hall estate, the property also benefits from extensive parking and garaging. Darras Hall is widely regarded as one of the North East's most desirable locations, offering privacy, status and excellent access to Ponteland village, well-regarded schools, local amenities, Newcastle International Airport and the city centre.



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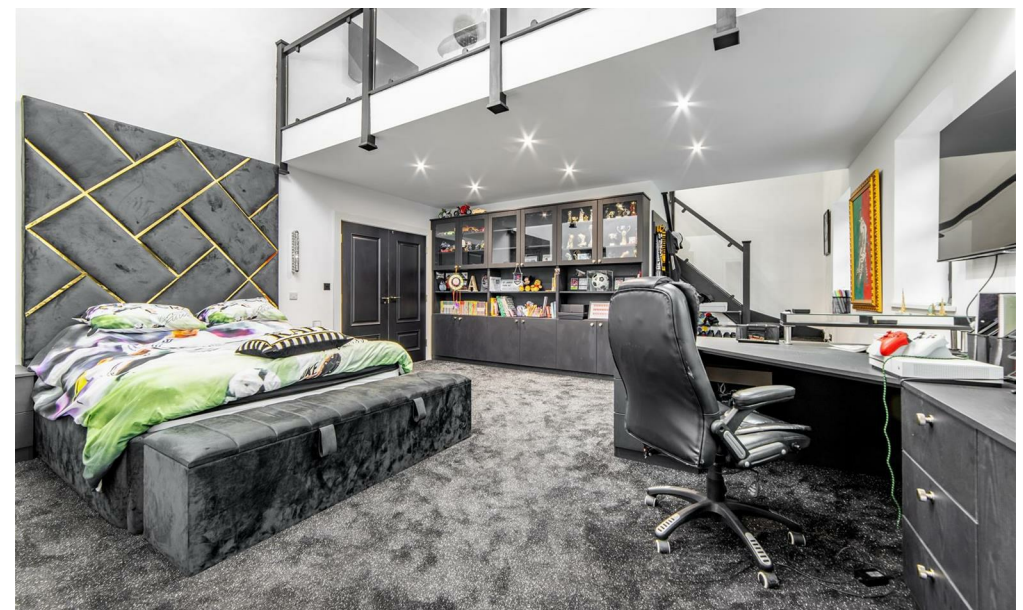
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The internal accommodation comprises: an entrance vestibule which opens into the heart of the home, the exceptionally large reception hall, which gives access to two generous reception rooms, a triple-aspect games room with skylights, floor-to-ceiling arched windows and French doors, a gym, a garden/spa room with a skylight and side access, a formal dining room with French doors to the rear, and an incredible modern kitchen with a central island, leading to a hallway which gives access to a chef/prep kitchen/utility area, WC and boot room, plant room, and a large store which could also be used as an additional double garage if required. The ground floor provides access to two convenient WCs, as well as a bedroom with a walk-in wardrobe and an en-suite.

Central stairs lead to the expansive first-floor galleried landing, which provides access to four spacious bedrooms, all of which are dual aspect, enjoy walk-in wardrobes and have en-suite facilities. The master suite has two additional dressing rooms and a large bathroom. The suite is set over two floors and incorporates a mezzanine. The junior suite also has a mezzanine used as a gaming/lounge area. Both suites lead to balconies overlooking the private courtyard and grounds. On this floor, the accommodation offers a further utility/laundry room and a large study, which can be utilised in many versatile ways.

The second-floor landing gives access to two further bedrooms, which benefit from en-suite facilities, and a further upstairs reception room with French doors opening to a Juliet balcony.

Externally, the property has a large front driveway and a detached triple garage, providing parking for multiple vehicles. Above the garages is a useful loft room, ideal as staff quarters or further versatile accommodation.





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TENURE : Freehold

LOCAL AUTHORITY : Northumberland

COUNCIL TAX BAND : F

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		