



## Darras Road

### Darras Hall

Welcome to this immaculate 5-bedroom detached property, perfect for families, located in a sought-after area near Ponteland village. This charming home, built in the 1920s, boasts period features and sits within beautiful mature gardens. As you step inside, you are greeted by the elegance of high ceilings and a leaded stained glass feature window. The property offers three spacious reception rooms, each with its own unique character. The first reception room features large windows, a fireplace, and access to the garden, creating a warm and inviting space. The second reception room offers a cozy fireplace and built-in storage, perfect for creating a snug retreat. The third reception room is open-plan, providing a seamless flow to the garden and kitchen area. The property benefits from a master bedroom with an en-suite, built-in wardrobes, and ample natural light. Additionally, there are two more double bedrooms, a single bedroom, and a luxurious free-standing bath in one of the bathrooms. With parking for several vehicles, a garage, and a utility room, this home offers both comfort and convenience. Don't miss the opportunity to make this delightful property your new family home!

## Offers Over: £1,000,000

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### Reception Hallway 8'3 max x 19'6

The front door opens to a traditional reception hallway with panelled walls, carpeted flooring, under stairs storage, a magnificent staircase to the first-floor landing and a wonderful stained-glass window.

### Lounge 14'11 max into r x 22'7

This magnificent room has solid wood flooring, a charming feature fireplace, double doors to the dining room and beautiful views of the garden through double glazed windows and a door giving access to the patio area.

### Dining Room 19'10 into bay x 15 into recess

This impressive reception space has a double-glazed box bay window to the front and window to the side, a charming feature fireplace, bespoke fitted shelving and storage cupboards and solid wood flooring.

### Ground Floor WC 2'10 x 6'4

This convenient room benefits from a WC, wash hand basin and Amtico style flooring.

### Study 13'2 x 9'2 plus recess

A sizeable room with carpeted flooring and double-glazed window to the front.

### Kitchen 11'3 x 13' max

The fitted kitchen benefits from tiled work surfaces above and sink unit inset, a range of integrated appliances, space for a dishwasher, Amtico style flooring, double glazed window to the rear and an opening to the breakfast room.

### Breakfast Room 9'11 x 21'1

This wonderful space benefits from a double-glazed window to the front, double glazed doors to the rear garden, Amtico style flooring, a feature fireplace and stable door to the utility room.

### Utility 13'4 x 8'5

A useful space with fitted wall and base units, tiled work surfaces, an enamel sink unit, tiled flooring, double glazed window to the rear, spaces for appliances, a drying rack and door to the garage.

### Landing

A carpeted landing with loft access and beautiful with stained glass window to the rear.

### Bedroom Two 12'3 max x 9'9 plus recess

A well-proportioned bedroom with double glazed window overlooking the rear garden, carpeted flooring and bespoke fitted storage.

### En-Suite Shower Room 3'10 x 9'5

A stylish room with shower enclosure, WC, wash hand basin, tiled flooring, part tiled walls, extractor fan and heated towel rail.



**Bedroom Three 18'3 x 13'4**

A beautiful room with double glazed window to the front, painted solid wood flooring and bespoke fitted wardrobes and dressing table.

**Bedroom Four 13'2 x 14'5 plus bookshelf and wardrobes**

This lovely room has solid wood flooring, a double-glazed window to the front, bespoke fitted wardrobes and shelving.

**Bathroom 11'7 max x 8'11**

An elegant family bathroom with bath tub, shower enclosure, wash hand basin, WC, part tiled walls, airing cupboard and a double-glazed window to the rear.

**Bedroom Five 10'3 x 9'1**

This bedroom has a double-glazed window to the rear and carpeted flooring.

**Principal Bedroom 17'7 max x 23'3 into recess**

This wonderful room has a double-glazed window to the front, double glazed dormer window to the rear and carpeted flooring.

**En-suite Bathroom 10'1 max x 10**

A high-quality bathroom with shower enclosure, bath tub, wash hand basin inset to feature storage, WC, part tiled walls, vinyl flooring and a double-glazed window to the front.

**Garage 19'2 x 17'9 x 13'4**

A generous garage with light, power, access to the utility room and garage doors to the front.

**Externally** there is a mature garden circa 0.3 acres benefitting from a substantial driveway leading to the double garage, a pretty front garden laid to lawn with colourful planted borders and mature shrubs and trees. To the rear is a well-maintained garden laid to lawn with well stocked borders and a sizeable paved area to entertain and enjoy the beautiful surroundings.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: driveway with garage

**MINING**

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

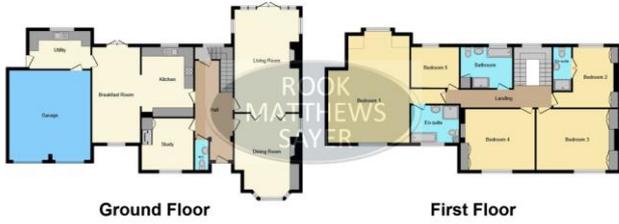
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: G**

**EPC RATING: D**

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Total floor area 304.0 m<sup>2</sup> (3,272 sq.ft.) approx

Darras Road, Darras Hall

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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