



# 87 Edge Hill, Darras Hall, Ponteland Newcastle upon Tyne NE20 9JQ

## SITUATION AND DESCRIPTION

Well located on a very impressive site set back from Edge Hill is this significant, large detached family home. The property has been significantly remodelled in 2012 and creates a very large family home with a large mansard roof. The accommodation is set out over three floors and includes a lovely entrance reception hall with doors leading to a cloakroom/wc with Versace tiling, a family room to the front of the house with a marble fireplace and double doors leading through to the living room at the rear which has a contemporary fireplace and double doors leading to the rear garden.

The third reception room is a formal drawing room to the rear and side of the house, a very well appointed room with a contemporary fireplace and double doors leading to the rear garden.

The rear of the house accommodates a very large family kitchen and breakfast room. The kitchen has black hi-gloss cabinets with Zobrano contrasting wood, granite worktops and extensive built-in appliances. This is a beautiful kitchen with fabulous flooring. A door leads from the hallway to a utility/laundry room which is well equipped and leads on to the garage.

The handmade oak gull wing staircase leads to the first floor where there are six bedrooms. All of the bedrooms have en-suite luxury bathrooms and fitted wardrobes. The master bedroom has a walk-in dressing room with wardrobes as well as a luxurious en-suite bathroom with oval shaped Jacuzzi double bath and separate shower. The tiling to all of the bathrooms is highly impressive with many of the tiles being Versace and the bathroom suites being Villeroy and Boch.

Stairs continue to the second floor of the house where the large Mansard roof accommodates a lovely, entertainment and cinema room which has a 3m (9'11) screen and overhead 3D Optoma projector. A door from this room leads to a study, storage room and shower room/wc.

The house benefits from double glazing, under floor heating to the bathrooms, hallway and kitchen, a Sonos media system, lovely chrome fittings to the light oak internal doors and data points in all rooms.

The gardens and grounds to the house include a lovely pillared entrance with electrically operated gates leading to the driveway and courtyard with parking for many cars.

The house has fabulous external lighting. The rear garden is south facing with a lawned area and a large terrace and patio.

This very significant, large, family home enjoys a lovely location on Edge Hill and enjoys fabulous views towards the Cheviot Hills in the distance from its elevated position. Edge Hill is a popular area of Darras Hall with good access into the Broadway with its local shops, restaurants and school. The village of Ponteland is also very popular with its old Church, coaching inns, restaurants and supermarkets and links easily into Newcastle city centre, the A1 as well as Newcastle International Airport.

Viewing is strongly recommended.

The property comprises:

Access to the front of the house is impressive with electrically operated wrought iron gates with a security intercom system. The entrance to the house has light oak double glazed double doors giving tremendous natural light to the hallway.

## ENTRANCE HALL

20' x 24'1 (6m x 7.35m)

The entrance hall has lovely tiling to the floor with a beautiful gull wing, light oak staircase leading to the first floor, a lovely drop down chandelier, spotlighting to the ceiling and two radiators.



From the hallway five oak panelled doors lead to the principal ground floor accommodation.

## UTILITY/LAUNDRY ROOM

With an excellent arrangement of storage cupboards incorporating a stainless steel sink unit, integrated washing machine, dryer, refrigerator and freezer, spotlighting to the ceiling and a door leading through to the garage.

## CLOAKROOM/WC

With a contemporary two piece suite including a close coupled wc with concealed cistern and wall mounted wash hand basin with attractive mirror above and beautiful Versace tiling to the walls and floor.

## FAMILY ROOM (front facing)

25'8 x 12'4 (7.83m x 3.76m)

The family sitting room has a beautiful marble fireplace with contrasting marble inset and hearth with a coal burning effect gas fire. There is a 3D plasma TV, built-in speakers, spotlighting to the ceiling, remote controlled lighting, two radiators, a window to the front elevation and double doors leading to the sitting room.

## SITTING ROOM (rear facing)

12'4 x 24'8 (3.76m x 7.53m)

A lovely, bright and light room with double doors leading to the rear gardens. There is a Studio gas fire to the chimney breast, a 3D plasma TV, wall lighting, built-in speakers and spotlighting to the ceiling and two radiators. A door leads from the sitting room to the family kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM (rear facing)

28'6 x 19'2 (8.69m x 5.85m)

A fabulous kitchen with double doors leading from the entrance hallway. Superbly appointed and equipped, the kitchen has a range of hi-gloss black cabinets with base, wall and drawer units, contrasting with the Zebrano wood fronted doors and fluorescent granite worktops to provide a hexagonal breakfasting bar. The central island has a double sink unit with an instant domestic hot water tap. Built-in appliances include a wine fridge, Bosch cafeteria and a dishwasher. Within the kitchen design there is a free standing stainless steel Range Master with two ovens and

five gas hobs with extractor hood over. There is also an American Samsung fridge/freezer with ice and water dispenser, a Bosch electric single oven and warming drawer. The kitchen has blue spotlighting set into the pelmets and contrasting cabinets to one wall with Zobrano wood display cabinets and a circular marble wash bowl. The kitchen extends to provide a breakfasting area with double doors leading to the rear garden. There are two built-in speakers and spotlighting to the ceiling, plasma screen TV and two radiators.



A door from the kitchen connects to the principal drawing room.

**DRAWING ROOM** (side and rear facing)  
35'11 x 18'5 (10.94m x 5.6m)

This very large reception room is ideal for entertaining and has a set of double doors leading to the rear gardens and terrace. The drawing room has a beautiful studio fireplace with glass front and running flame set into pebbles, large plasma screen recess to the chimney breast with 50" plasma screen TV, built-in speakers and spotlighting to the ceiling, contemporary wall lights with dimmer switch and two radiators. This is a fabulous reception room which has its own return access door to the entrance hallway.

The handmade staircase leads to the first floor landing.

**FIRST FLOOR LANDING**

With spotlighting to the ceiling, wall lights, a wall hung radiator and doors leading to the bedroom accommodation.

**MASTER BEDROOM SUITE** (rear facing)  
22'1 x 18'5 (6.74m x 5.61m)

The master bedroom has built-in speakers and spotlighting to the ceiling, wiring for plasma screen TV with storage shelf beneath and two radiators. There are windows overlooking the rear garden and impressive double doors leading to the walk-in dressing room and en-suite bathroom.

**DRESSING ROOM**

The dressing room has extensive wardrobes with hanging rails, drawer units and shelving.

**EN-SUITE BATHROOM**

This en-suite bathroom is superbly equipped with a luxurious four piece suite including a double, oval shaped Jacuzzi bath on a raised plinth with waterfall side mounted tap. The bathroom has a wall mounted panelled radiator, lovely tiling to the walls and floor, spotlighting to the ceiling, built-in plasma screen TV, close coupled wc with concealed cistern, extra wide Villeroy and Boch

wash hand basin with storage drawers beneath and illuminated mirror above. A glazed door leads from the bathroom to an en-suite steam room.

**STEAM ROOM**

With side shower with rainforest drench shower head over and seating area.

**BEDROOM TWO** (front facing)

18'10 x 18'5 (5.74m x 5.60m) including the study recess

This second bedroom has built-in speakers to the ceiling, extensive floor to ceiling sliding door wardrobes with concealed hanging rail and storage space. There are double doors leading to a small Venetian balcony with a stone balustrade surround giving pleasant views overlooking the front garden as well as the Cheviot Hills in the distance. A door leads from the bedroom to the en-suite shower room.

**EN-SUITE SHOWER ROOM**

The en-suite shower room has a double shower with drench head over, separate foot massage spa shower with massage side jets and glass screen surround, close coupled wc with concealed cistern, wash hand basin with drawers beneath and mirror above. There is lovely tiling to the walls and floor, built-in speakers to the ceiling and a heated towel rail.

**BEDROOM THREE** (rear facing)

19'1 x 19'1 (5.81m x 5.81m)

With its own private passageway this bedroom has lovely window views overlooking the rear gardens and a fabulous arrangement of built-in wardrobes and storage cupboards with drawer units in contrasting wood surround, lovely display shelving and dressing table with mirror above and plinth lights in wardrobes. There is wiring for plasma screen TV, spotlighting to the ceiling, built-in speakers and a door leading to the en-suite bathroom.

**EN-SUITE BATHROOM**

Luxuriously appointed with a circular double Jacuzzi bath set on to a raised plinth. There is lovely contrasting lighting to the recesses, built-in plasma screen TV, vanity wash hand basin with storage cupboards beneath, Villeroy and Boch close coupled wc, double shower and steam room with rainforest shower, side jets and separate hand held shower with a seating area and glass screen. The bathroom has lovely tiling to the walls and floor, shaver socket and a heated chrome towel rail.

**BEDROOM FOUR** (rear facing)

13'10 x 12'4 (4.23m x 3.76m)

This bedroom has a long passageway which gives access to a dressing room and bathroom. The bedroom has a lovely window overlooking the garden and adjacent fields, radiator, built-in plasma screen TV and a door leading to the walk-in dressing room.

**DRESSING ROOM**

Very well equipped and fitted with hanging rail, shelved storage space and drawer units.

A door leads from the passageway and connects to the en-suite bathroom.

**EN-SUITE BATHROOM**

With a white four piece suite comprising an oval shaped double Jacuzzi bath with plasma screen TV, beautiful tiled surrounds with lovely lighting, close coupled wc, extra wide wash hand basin with drawer storage beneath and mirror above. There are built-in speakers and spotlighting to the ceiling and a heated towel rail and radiator. The bathroom has impressive Versace tiling to the walls and floor and incorporates its own wet room.

### **WET ROOM**

With hi-flow shower with rainforest shower head above, separate foot massage spa as well as side jets and lovely tiling to the walls and floor.

### **BEDROOM FIVE** (front facing)

12'5 x 8'2 (3.76m x 2.48m) excluding the entrance area  
With built-in wardrobes and drawer units, wiring for plasma TV, radiator and a door leading to the en-suite bathroom.

### **EN-SUITE BATHROOM**

With a white three piece suite comprising Villeroy and Boch close coupled wc with concealed cistern, vanity wash hand basin with drawer units beneath, panelled bath with hand held shower over and glass screen. The bathroom has tiling to the walls and floor, a contemporary tubular towel rail and a radiator.

### **BEDROOM SIX** (front facing)

14'1 x 10'8 (4.28m x 3.26m)  
A highly impressive room which has a cathedral ceiling with exposed roofing timbers. There are Velux windows into the roof pitch giving great natural light, spotlighting to the ceiling, radiator and lovely window views to the front overlooking the adjacent properties towards the Cheviot Hills in the distance. The bedroom has two double wardrobes with hanging and shelving and a door to the en-suite shower room.

### **EN-SUITE SHOWER ROOM**

With a three piece suite comprising a Villeroy and Boch wash hand basin with cabinet beneath and mirror above, close coupled wc with concealed cistern, double shower with sliding screen door, side jets and rainforest shower head with separate foot massage spa. There is lovely tiling to the walls and floor, spotlighting to the ceiling and a heated towel rail.

The staircase continues to the second floor of the house.

### **SECOND FLOOR LANDING**

With a door leading to the cinema and games room.

### **CINEMA & GAMES ROOM** (front and rear facing)

28'11 x 28'9 (8.81m x 8.76m)  
This is a fabulous entertainment room which has a 3m (9'11) screen with overhead 3D Optoma projector mounted onto the ceiling as well as built-in speakers. There is spotlighting and a Velux window to the ceiling, three radiators and useful storage space.



A door leads to a storage room.

### **STORAGE ROOM** (front facing)

7'7 x 7'9 (2.31m x 2.36m)  
With a Velux window to the ceiling, radiator and a built-in storage cupboard.

A second door leads to the shower room.

### **SHOWER ROOM**

With three piece suite including a wall mounted wash hand basin with mirror above, double shower with side jets and foot massage spa. There is a close coupled wc, lovely tiling to the walls and floor, spotlighting to the ceiling, Expelair unit and a contemporary panelled radiator.

A door leads to the study.

### **STUDY**

14'5 x 7'9 (4.40m x 2.37m) (rear facing)  
With shelving to the wall, radiator, Velux window to the roof pitch, spotlighting to the ceiling and access into the eaves.

### **EXTERNALLY**

To the front of the house the property has an impressive approach with brick pillars surrounding the electrically operated gates leading into the block paved drive and courtyard with parking for many cars.

The property has a beech hedge and close boarded fence to the boundary.

### **INTEGRAL GARAGE**

15'1 x 12'10 (4.59m x 3.91m)  
With electrically operated up and over door, useful storage cupboards to the rear which accommodate the three hi-capacity, quick recovery hot water cylinders. There is a door to a further boiler cupboard housing two wall mounted Bosch gas fired central heating boilers, an alarm panel, space and plumbing for a washing machine and a door leading to the side garden.

To the side of the property there is a terrace that leads to the rear garden and hot and cold water supply. The rear garden is a significant feature of the house and is principally south facing with a lovely patio and terrace surrounding the foreground of the property and extends with a brick retaining wall to provide a barbecue area. The garden has attractive lighting and is ideal for families.

### **SERVICES**

The property has mains gas, electric and water services.

### **TENURE**

Freehold

### **FLOOD RISK**

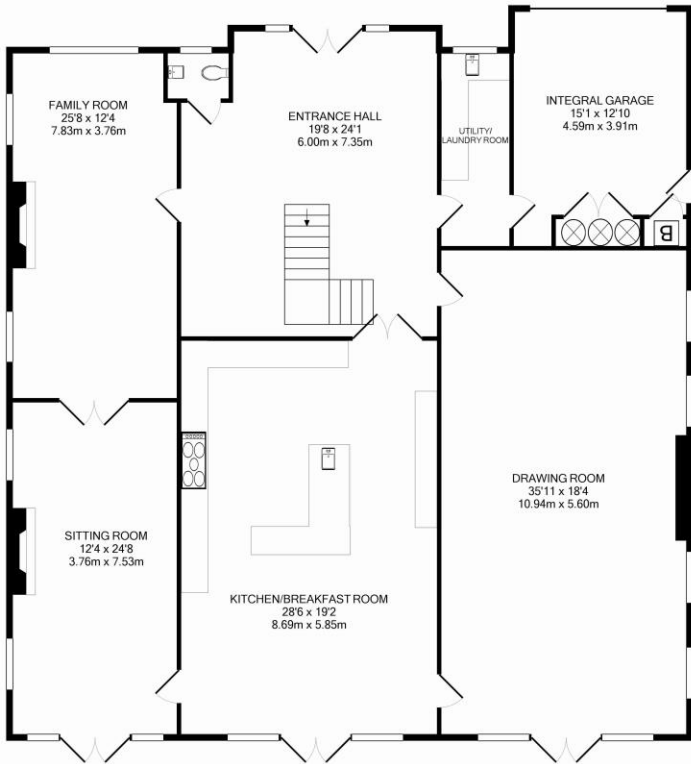
Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

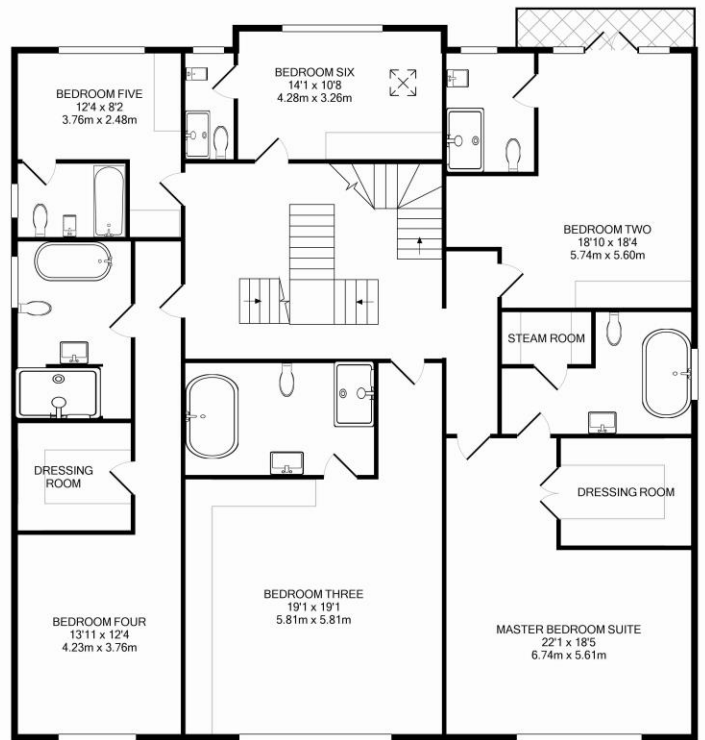
Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

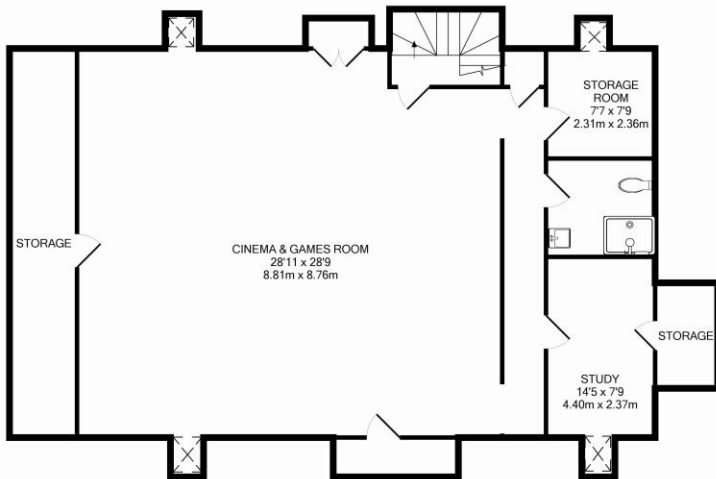
Grade: B



GROUND FLOOR



1ST FLOOR

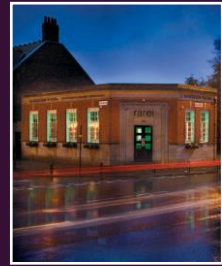


2ND FLOOR



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Price on Application

