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Ponteland | Newcastle Upon Tyne | Tyne & Wear

Darras Road





Accommodation in Brief

Ground Floor

Entrance Vestibule | Grand Reception Hall | Guest Cloakroom/WC | Living Room
Principal Reception Room | Cinema Lounge | Games Room | Gymnasium | Orangery
Formal Dining Room | Kitchen | Utility Room | Ground Floor Bedroom Suite with En-Suite
Garage | Plant Room

First Floor

Principal Bedroom Suite with Dressing Room and En-Suite Bathroom | Principal Suite Lounge
Study | Junior Suite with Dressing Room and En-Suite Bathroom
Two Further Bedroom Suites with Dressing Rooms and En-Suites | Laundry Room
Linen Store | Balconies

Second Floor

Two Further Bedroom Suites with En-Suites | Snug | Attic Room





The Property

Occupying a substantial private plot on one of the North East's most prestigious residential addresses, this exceptional contemporary country house extends to over 10,400 sq ft. Approached via electric gates and a sweeping gravel driveway, the property immediately impresses with its striking classical façade, distinguished by an imposing columned portico, symmetrical proportions and a detached triple garage. Combining architectural presence with an uncompromising level of specification, the house has been designed to deliver the scale and grandeur of a country estate whilst providing the comfort, technology and flexibility required for modern family living.

The sense of arrival is immediate. Upon entering, a spectacular reception hall rises beneath a glazed atrium, where a sweeping central staircase and galleried landings create a remarkable architectural focal point. Natural light pours through the roof lantern above, illuminating the dramatic proportions and establishing the tone for the accommodation beyond.

Arranged around this impressive central space are a series of beautifully proportioned reception rooms, each fulfilling a distinct role within the overall layout. The principal sitting room provides an outstanding environment for formal entertaining and everyday living alike, while a separate living room offers a more intimate setting for quieter occasions. Both enjoy generous proportions and direct connections to the reception hall, reinforcing the sense of scale that defines the house.

Extending from one side of the property, a dedicated leisure wing creates an exceptional lifestyle offering. A substantial games room flows through to a fully equipped gymnasium and onwards to a magnificent orangery-style entertaining space, where extensive glazing draws natural light throughout the day.





Together these rooms create a remarkable suite of leisure and entertaining accommodation rarely encountered within a private home, equally suited to large-scale entertaining, wellness facilities or family recreation.

To the opposite side of the hall, the kitchen and dining accommodation have been carefully planned for both everyday family life and larger gatherings. The kitchen is a statement room in its own right, featuring bespoke cabinetry, extensive stone work surfaces, a substantial central island and high-quality integrated appliances. A bespoke upholstered banquette seating area is incorporated within the island, creating an informal dining and social space that encourages family interaction while maintaining a strong connection to the kitchen itself.

The adjoining dining room provides an elegant setting for formal occasions, while beyond, a generous utility room functions almost as a secondary preparation kitchen, providing additional storage, appliance space and practical support for entertaining. A cloakroom WC is also located off the utility area, while direct access to the garage, plant room and service entrance ensures the practical requirements of day-to-day family living are as carefully considered as the principal accommodation.

Completing the ground floor is a generously proportioned guest bedroom suite with its own en-suite bathroom, ideally positioned for visiting family members, dependent relatives or multigenerational living. A cloakroom and separate WC serve the principal reception areas.

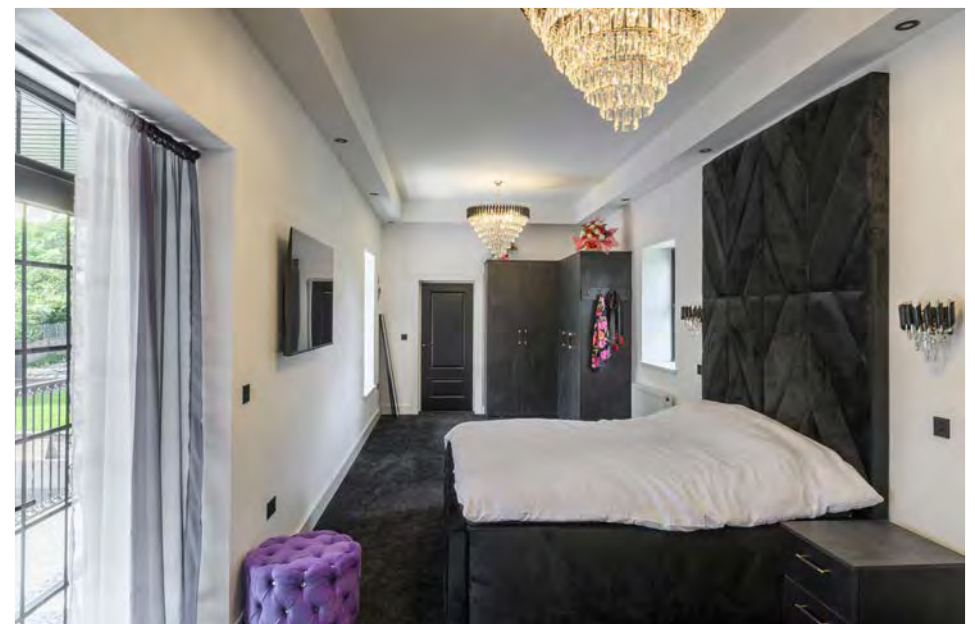
Occupying a private wing of the first floor, the principal suite has been conceived as a luxurious retreat within the house. The impressive bedroom enjoys direct access to the balcony overlooking the courtyard and is complemented by a beautifully fitted dressing room and a striking en-suite bathroom featuring twin basins, a freestanding bath and a walk-in shower. Beyond, a substantial private lounge provides an additional layer of comfort and flexibility, creating a suite of rooms that functions almost as a private apartment within the home.

Whilst a dedicated study offers an ideal environment for home working, reading or quiet relaxation away from the main family accommodation.

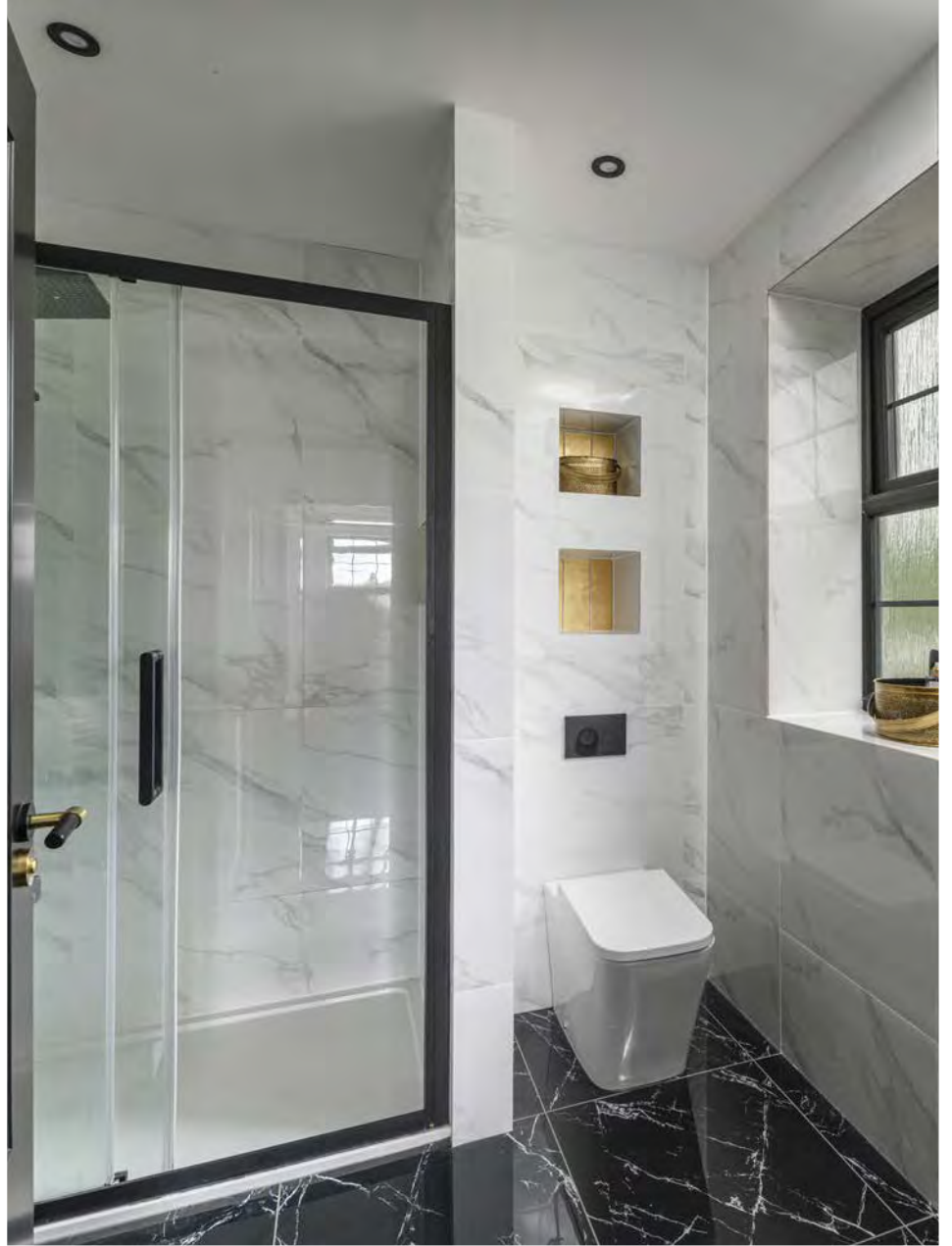
Positioned on the opposite side of the first floor, an impressive junior suite provides accommodation on a scale rarely encountered outside a principal bedroom. The suite is arranged over two levels and centres on a dramatic double-height bedroom, complemented by a generous dressing room and luxurious en-suite bathroom. Above, an expansive galleried mezzanine overlooks the bedroom below and provides an exceptional additional living area, ideally suited as a private lounge, media room or study space. French doors open directly onto the balcony overlooking the courtyard below, while the dramatic proportions ensure the suite possesses a distinct identity of its own. Two further bedroom suites occupy either side of the landing, each benefiting from a dressing room and en-suite facilities. A laundry room and linen store provide practical support to the family accommodation, while the generous proportions and thoughtful layout ensure these rooms enjoy the same sense of privacy and independence found throughout the house.

The second floor provides an additional layer of versatility and independence. Arranged around a central landing and snug, two further bedroom suites each benefit from en-suite shower rooms and adjoining upper-level suite areas, creating highly flexible accommodation suited to older children, guests or extended family members. A substantial attic room offers further flexibility and could serve a variety of purposes, subject to individual requirements.

Throughout, the house has been finished to an exceptional standard. Luxurious bathrooms, bespoke joinery, statement lighting, contemporary glazing and carefully selected materials combine to create interiors of remarkable quality and consistency. The result is a home that successfully balances grandeur with practicality, offering an outstanding lifestyle opportunity within one of the country's most sought-after residential locations.













Externally

The architectural presence of the house is immediately apparent. Approached via a sweeping driveway, the impressive classical façade is framed by manicured planting and a substantial detached triple garage, creating a striking first impression befitting one of the region's most prestigious residential addresses.

At the heart of the property lies a remarkable central courtyard, enclosed by elegant colonnades, balconies and extensive glazing. This highly private outdoor space serves as a natural extension of the internal accommodation, providing a sheltered setting for entertaining and outdoor dining while reinforcing the symmetry and grandeur of the architecture.

The gardens and grounds wrap around the house, with mature trees and established landscaping creating a strong sense of privacy and seclusion. Extensive parking is provided within the courtyard and driveway, while the detached triple garage offers excellent storage and vehicle accommodation. Above, substantial first-floor accommodation provides further flexibility and ancillary potential, subject to any necessary consents.

This is a property whose external design is every bit as impressive as the accommodation it contains, combining architectural presence, privacy and practicality on a scale rarely encountered in the North East.





Local Information

Darras Road is widely regarded as one of the North East's most sought-after residential addresses. Situated within the highly desirable village of Ponteland, the property enjoys an enviable balance between privacy and accessibility. Ponteland offers an excellent range of amenities including independent shops, cafés, restaurants, supermarkets, leisure facilities and highly regarded schooling.

The area is particularly well placed for commuters, with Newcastle city centre, Newcastle International Airport and the wider regional road network all within easy reach. A number of the region's leading independent schools are readily accessible, while nearby golf courses, country clubs and countryside walks further enhance the area's appeal.

Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

TBC

Postcode	Council Tax	EPC	Tenure
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NE20 9PG	Band F	TBC	Freehold
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