

BRUNTON  
RESIDENTIAL

Runnymede Road  
*Darras Hall | Ponteland*

*Seven thousand square feet of exceptional living.*

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7,000+  
SQ FT

5  
BEDROOM SUITES

3  
RECEPTION ROOMS

1 ACRE  
PRIVATE GROUNDS

2025  
REFURBISHED



### THE PROPERTY

## RUNNYMEDE ROAD

DARRAS HALL | PONTELAND

Outstanding Modern Detached Residence Boasting a Generous and Private Garden which Extends to Nearly 1 Acre and Offering Close to 7,000 Sq ft of Internal Living Space with Three Excellent Reception Rooms, Wonderful Open Plan Kitchen/Dining & Family Space, Five Double Bedroom Suites plus Private Study, 47ft Second Floor Gymnasium and Leisure Area, Secure Entry Gates with Off Street Parking for Multiple Vehicles & Detached Double Garage!

Built in 2005 to an uncompromising specification, this imposing detached property sits well back from the road behind tall, manicured leylandii hedging, affording a commanding sense of privacy and arrival. The grounds, extending to approximately one acre, have been immaculately landscaped and planted with maturity in mind; specimen trees provide natural screening and seclusion, while the rear gardens sweep gracefully down to the River Pont, offering a tranquil, and almost rural backdrop that is exceptionally rare within this established residential location.

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CRAFTED WITH PRECISION

## AN EXCEPTIONAL STANDARD OF FINISH

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The property underwent a comprehensive and meticulous programme of refurbishment back in 2025, elevating an already outstanding home to a standard that is genuinely difficult to fault. The works were carried out with the discernment of a true perfectionist; from the fully re-fitted bathrooms, which are finished with luxury sanitary-ware and bespoke tiling, to the introduction of elegant wall panelling to the reception hall and drawing room, new carpets of the finest quality, and a full scheme of redecoration throughout.

The result is a home that presents in showroom condition, where every surface, every fitting, and every finish has been considered and executed with the utmost care.

## GROUND FLOOR

# THE HEART OF THE HOME

The property is accessed via secure electronic gated entrance opening onto an extensive multi-vehicle driveway with access to a detached double garage and annexe above.

The main entrance is approached via an impressive stone-pillared portico leading into a central lobby and magnificent reception hall with handmade reverse gull wing staircase rising to the first floor. Positioned off the hallway is a newly refitted cloakroom/WC and also a useful cloakroom/store. Double doors then open into a substantial drawing room measuring approximately 24 feet in width, featuring dual-aspect windows and a striking 'Chesney's' fireplace. A further reception room also enjoys dual-aspect windows and an additional fireplace overlooking the front gardens.

To the rear of the home is a stunning open-plan kitchen, dining and family space fitted with bespoke cabinetry, stone work surfaces and integrated 'Neff' and 'Miele' appliances, centred around a large island with breakfast bar. The adjoining family area features a bay with French doors opening directly onto the rear terrace and gardens, while a separate dining room enjoys further dual-aspect views and additional French doors. A utility and boot room is positioned off the kitchen which provides further storage and access to a second ground-floor WC and gives external access to the side of the property.





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FIRST & SECOND FLOOR

## BEDROOM SUITES

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The stairs then lead up to the first floor galleried landing and onto four impressive double bedroom suites alongside a fifth bedroom which is currently set out as a home office study. The principal suite overlooks the rear gardens and benefits from a bespoke walk-in wardrobe, luxurious five-piece en-suite bathroom and private sauna. The remaining bedroom suites each enjoy fitted dressing areas or walk-in wardrobes alongside beautifully re-fitted en-suite facilities, with one also benefiting from access onto a private terrace.

Occupying the second floor is a remarkable purpose-built leisure space extending to almost 48 feet in length, currently arranged as an extensive gymnasium and leisure area, while offering excellent versatility for additional bedroom accommodation should it be required.

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GROUNDS & EXTERIOR

## THE PERFECT OUTDOOR SPACE

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Externally, the grounds extend to approximately one acre with mature high-hedged boundaries, expansive lawns, sandstone terraces and multiple seating areas overlooking the beautifully maintained gardens and river pond. The private gardens are of equal quality to the house and provide the perfect space to entertain with friends and family or for dining al-fresco.

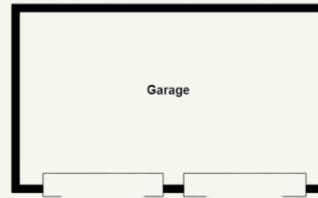
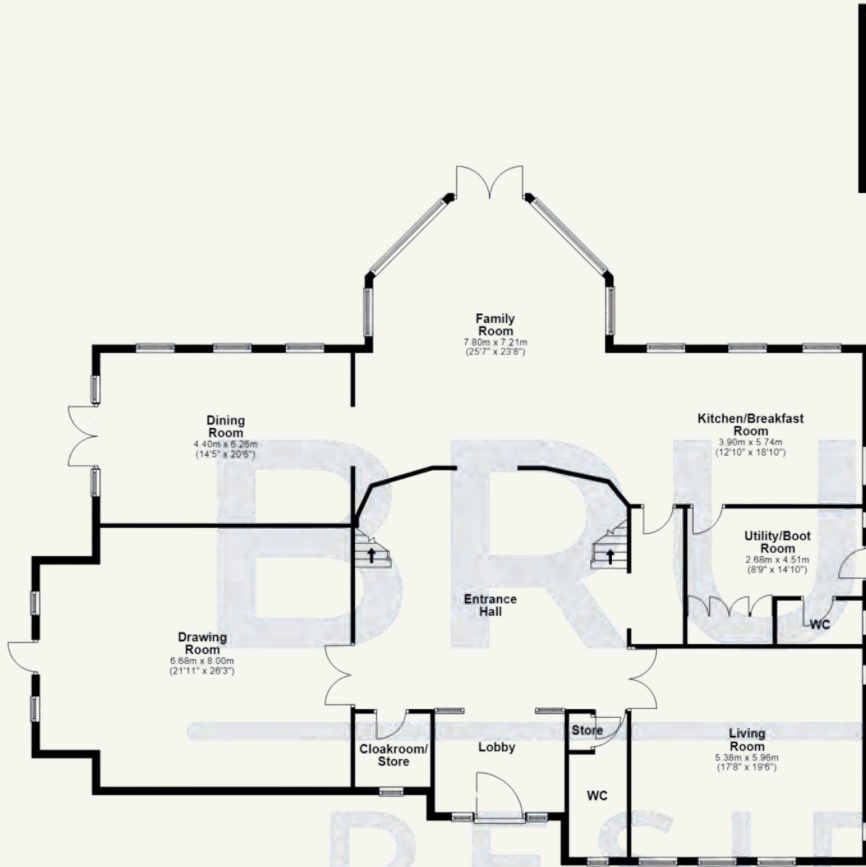
A detached double garage with electronic doors and annexe accommodation above further enhances the flexibility of this exceptional family home.

Immaculately presented throughout, early viewings are deemed essential and can be arranged by appointment only.

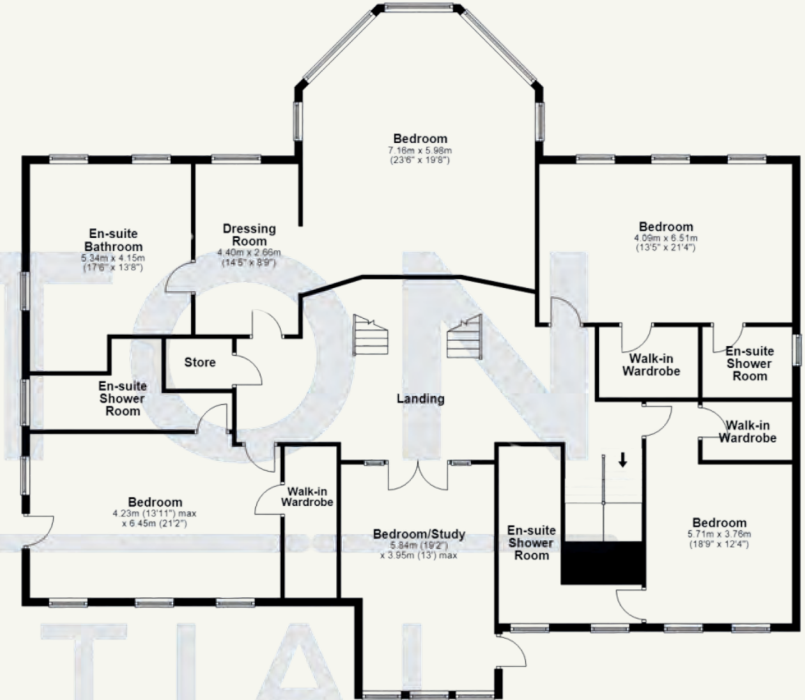


# FLOORPLANS

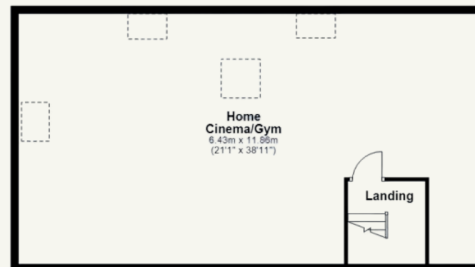
**Ground Floor**  
Approx. 266.4 sq. metres (3176.8 sq. feet)



**First Floor**  
Approx. 261.5 sq. metres (2797.2 sq. feet)



**Second Floor**  
Approx. 75.3 sq. metres (811.1 sq. feet)



Total area: approx. 623.2 sq. metres (6708.1 sq. feet)

EPC RATING: C

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For more information contact  
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