

**BRUNTON**  
RESIDENTIAL



**EDGE HILL, DARRAS HALL, NE20**

**Guide Price £1,300,000**

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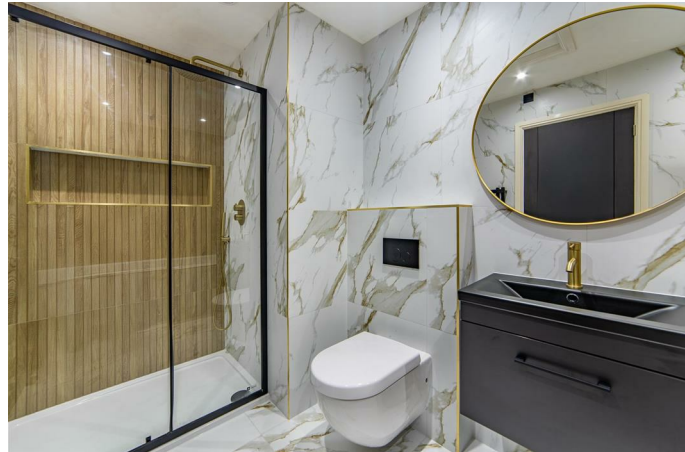
**Stunning Five-Bedroom, Five-Bathroom Family Home, Three Reception Rooms, Open Plan Dining Kitchen With Family Area, Home Office And Gym, No Onward Chain, Sizeable Gated Plot Measuring Approximately 0.43 Acres.**

Darras Hall is a highly sought-after estate, approximately 7 miles from Newcastle City Centre and a short drive from Newcastle International Airport. This desirable area is known for its beautiful surroundings, spacious properties, and family-friendly atmosphere. Darras Hall has excellent transport links, leisure facilities, shops, pubs, cafes, restaurants, schools, and amenities, making it an ideal location for residents of all ages. EPC C - Freehold - Council Tax Band H.

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This impressive property boasts an elegant vaulted reception hallway, flowing seamlessly into three versatile reception rooms, a dedicated home office, utility room, and a spacious open-plan kitchen dining room that opens out to the beautiful garden.

A stunning feature staircase sweeps up to the galleried landing, where a luxurious principal bedroom suite awaits, complete with a lavish en-suite bathroom and dressing room. Additional amenities include an opulent family bathroom and four further bedrooms, three with stylish en-suite facilities. A versatile dressing room completed the first floor layout, that could also be utilised as a home gym, bedroom or cinema room.

Outside, the private plot is secured behind automated gates, leading to a block-paved driveway that accommodates several vehicles and an integral garage. The beautifully landscaped rear garden features a sizeable lawn, a decking area perfect for alfresco entertaining, and a fabulous garden room, currently utilised as a gym.



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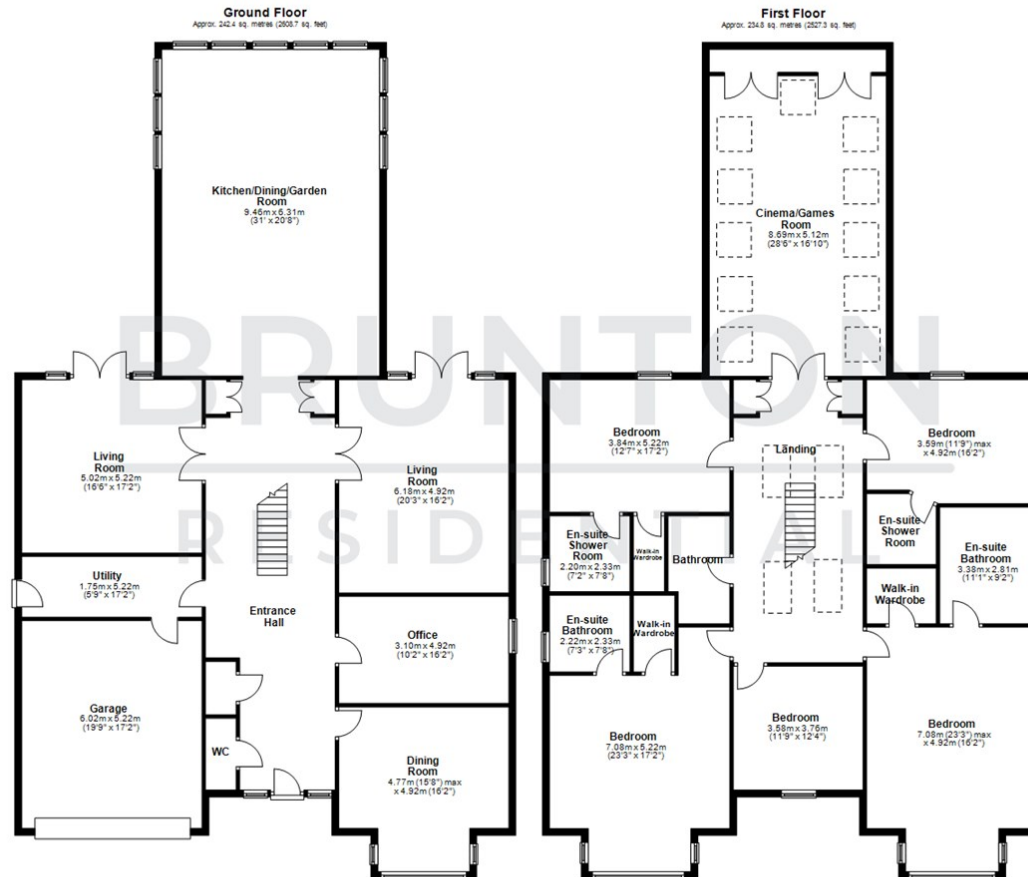
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TENURE : Freehold

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : H

EPC RATING : C



All measurements are approximate and are for illustration only.  
Please consult us for further details.



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>		80	83
(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			
England & Wales		EU Directive 2002/91/EC	

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>		
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