

BRUNTON
RESIDENTIAL

MOOR LANE

Darras Hall, Ponteland





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Exceptional & Award Winning Bespoke Detached Residence Boasting Close to 7,200 Sq ft of Thoughtfully and Individually Designed Internal Living Space, Including Five Double Bedrooms, Superb Open Plan Kitchen/Dining Space, Multiple Generous Reception Spaces, Dedicated Cinema Room, Self-Contained Studio & Substantial Private Gardens with Secure Parking for Multiple Vehicles.

Brunton Residential are delighted to present to the market this extraordinary and rare opportunity which is located on one of Darras Hall's most prestigious residential addresses. The property provides an award-winning detached residence which was originally conceived and realised by acclaimed Danish architect Poul Tvergaard, back in the late 2000's. The end product is a home that stands entirely apart from its surroundings, both in concept and execution.

Moor Lane occupies an enviable position within the Darras Hall estate, sitting between the highly regarded Runnymede Road and Darras Road. The charming village of Ponteland is also placed within walking distance, offering an excellent range of independent shops, cafes, restaurants and everyday amenities, whilst Darras Hall Primary School is also conveniently located close by. The delightful village of Ponteland is well regarded for the quality of its local schooling provision, and for those seeking independent education, Newcastle City Centre is home to some of the finest independent schools in the region and is located just 15 minutes to the east.

Also situated nearby is Newcastle International Airport, which is also readily accessible, providing straightforward connections throughout the UK and into Europe, making this an ideal base for those who travel regularly for business or leisure.

The property is approached vis two pillared entrance columns which frame a discreet sliding gate, beyond which is a generous stone terrace and private driveway which offers an impressive sense of arrival. A second independent driveway to the rear gives access down and into the four-car undercroft garage which offers a practical and highly desirable feature rarely found in residential properties of this nature.







The property is then accessed via grand entrance hall, which sets the tone immediately, and enjoys a bespoke floating staircase of solid wood, glass and steel which rises elegantly against a curved wall, whilst a double-height ceiling with floor-to-ceiling glazing and a beautiful cedar wood ceiling with contemporary wall lighting creates a truly spectacular informal reception space. Solid travertine tiling runs throughout the ground floor, complemented by underfloor heating, and curved hallways with considered wall lighting ensure that natural light permeates throughout the home.



The kitchen/dining space sits at the very heart of the home, connecting the circular living spaces on either side and extending to almost 500 Sq ft. Two substantial Caesarstone quartz islands are positioned centrally beneath floating steel column extractor hoods, and a comprehensive suite of fully integrated AEG appliances is provided – including two ovens, hot plates, warming drawers, a coffee machine, fridge freezer, wine coolers, dishwasher and pull-out larder. A circular dining area within the kitchen features an angled wall of glazing and a built-in window seat, with two sets of sliding doors opening directly to both the side patio and the spacious stepped rear garden.



A stunning circular second reception room with wall lighting provides a wonderfully atmospheric living space, whilst directly below, a purpose-built cinema room with sloped flooring, stepped seating and up-and-down lighting offers a quite exceptional entertainment experience. On this lower level, a further self-contained room with its own separate garden entrance provides excellent versatility as a home office, fitness studio or ancillary accommodation. The ground floor is completed by a well-proportioned dining room with floor-to-ceiling windows, a downstairs WC, and various access points onto the multiple balconies and outdoor terraces that wrap around this remarkable home.



The stairs then lead to the first floor, where the principal bedroom suite benefits from two private balconies, a cedar wood ceiling, an extensive wall of fitted wardrobes with glazed screen, and an oversized en-suite bathroom incorporating a dual-sink vanity, walk-in rainfall shower and freestanding bath. A further spacious bedroom with curved section and a beautifully appointed family bathroom are complemented by two further circular bedrooms, each positioned at opposite ends of the property, both with angled windows and panoramic outlook. All bathrooms are fitted with 'Villeroy & Boch' sanitary ware to a consistently high standard.







THE PERFECT OUTDOOR SPACE

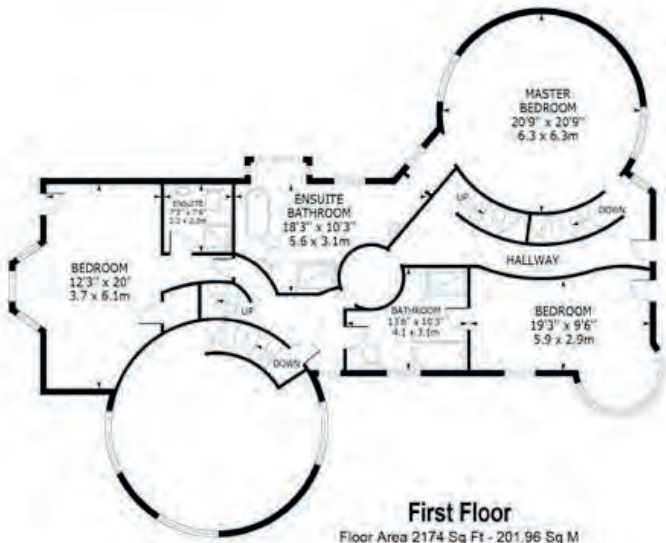
Externally, the property is further enhanced by rear and side gardens incorporating patio, decking and a Jacuzzi, with multiple elevated balconies providing additional outdoor amenity throughout the seasons.

Offered to the market with vacant possession available, early viewings are deemed essential.

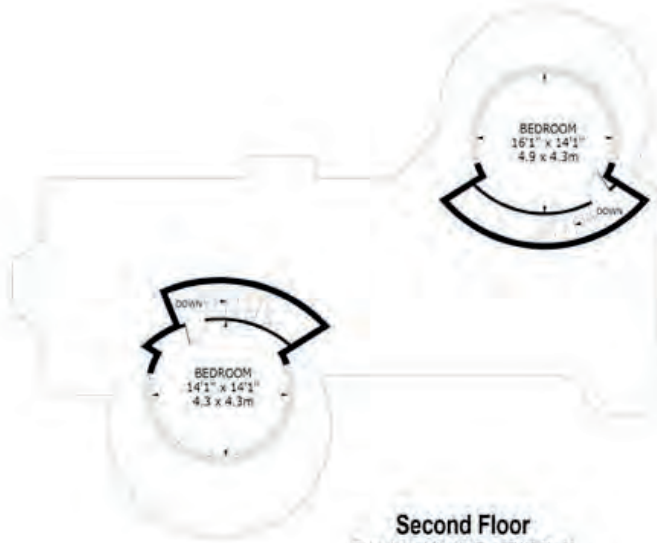


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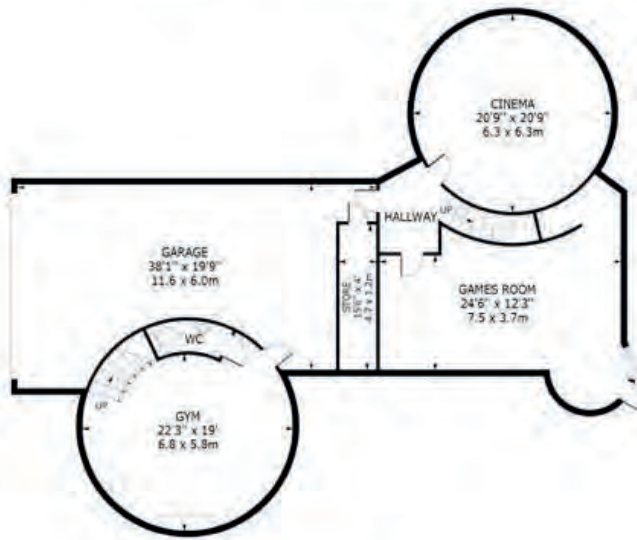
Approx. Gross Total Floor Area 7200 Sq Ft - 668.88 Sq M



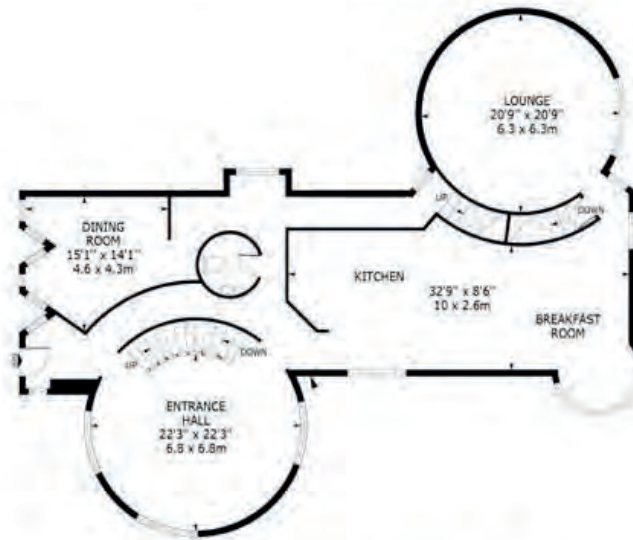
First Floor
Floor Area 2174 Sq Ft - 201.96 Sq M



Second Floor
Floor Area 602 Sq Ft - 55.93 Sq M



Basement
Floor Area 2250 Sq Ft - 209.03 Sq M



Ground Floor
Floor Area 2174 Sq Ft - 201.96 Sq M

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.
For Illustrative Purposes Only - Not To Scale

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