



Middle Drive, Darras Hall, NE20 9LU

FINE LIVING





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Price on Application



A unique opportunity to purchase one of the most beautiful stone built individual homes within the Darras Hall Estate. Built by an individual local builder of high repute some years ago for himself and delightfully updated. Brookfield House is reached by a long private driveway with electronic gateway and courtesy lighting to superb forecourt with six car garage to the left (three double garages) With beautiful leaded windows, accommodation provides entrance lobby, grand central hallway with galleried landing and beautiful plaster work, deep skirting, architraves and capitols, cloakroom, cloaks/wc, drawing room, family lounge, formal dining room, cinema lounge/snooker room, large breakfast room/kitchen fitted by Newcastle Furniture Company, large utility room, large shower room and boot room. To the first floor, five bedrooms the master having its own entrance lobby with wide range of wardrobes and bathroom/wc, two family bathrooms, one converted to shower room at present. Outside is a beautiful private garden with magnificent patios, a particular feature is the delightful spa built on a raised decking terrace with all weather whirlpool and lighting. Sweeping lawns, mature hedging and specimen trees, shrubs etc. Gated video entry-phone. Double glazing, gas fired central heating to radiators. Early inspection recommended.

ENTRANCE LOBBY 10' 6" (3.2m) x 6' 1" (1.85m) with York style paved floor, attractive glazed and panelled inner doors leading through to -

CENTRAL HALLWAY 17' 4" (5.28m) x 12' 8" (3.86m) very attractive hallway with large galleried landing, deep skirting, architraves, wainscot panelling, large Victorian dentil corniced ceiling with decorative plaster work and ceiling rose, oak flooring, two central heating radiators.

LEFT INNER HALLWAY 27' 6" (8.38m) x 4' 6" (1.37m) through arch with deep corniced ceiling, centre ceiling roses, very attractive capitols and deep skirting and architraves and wainscot panelling, cloaks cupboard, central heating radiator.

CLOAKROOM/WC 6' 0" (1.83m) x 11' 0" (3.35m) Adamsez low level wc, bidet, wash hand basin with Brookfield House motif, storage cabinets, part tiled walls, tiled floor, central heating radiator, deep frieze to ceiling, window to front, wall light points and access to loft.

To the right of the hall -

DRAWING ROOM with double French doors from hall 15' 4" (4.67m) x 25' 0" (7.62m) with high decorative and corniced ceiling, pillared fireplace with marble insert and hearth and gas fire, decorative plaster to walls with dado rail, wall light points, beautiful mullioned leaded windows to front and rear and side French doors.

FORMAL DINING ROOM Overall 17' 3" (5.26m) x 17' 5" (5.31m) doors from hall and kitchen, beautiful stone mullioned bay windows to rear, decorative plaster work to corniced ceiling, centre ceiling rose, deep skirting, architraves, capitols, two central heating radiators.

To the left of the hall -

FAMILY LOUNGE 15' 1" (4.6m) x 18' 6" (5.64m) glazed door from hall, beautiful decorative plaster ceiling, Louis style fireplace with marble insert and hearth with gas fire, stripped oak flooring, dado rail, wall light wiring, TV aerial point, central heating radiator and windows to front and side.

SNOOKER/CINEMA ROOM 25' 1" (7.65m) x 17' 8" (5.38m)

high corniced ceilings with centre ceiling rose, beautiful fireplace with marble insert and hearth and gas fire, dado panelling, three central heating radiators, three windows to front and side, wall light points, wiring for projector and screen.

LIVE IN BREAKFAST ROOM/KITCHEN Overall 19' 9" (6.02m) x 13' 9" (4.19m) beautifully refurbished by Newcastle Furniture Company with delightful hand crafted panelled units with hinged cupboards, blue pearl granite work surfaces, breakfast bar, large Irish style sink with mixer taps, inglenook incorporating special edition double oven Aga and wall mounted Miele classic steam oven and microwave, plate racks, integral amenities including Siemens dishwasher, built in press cupboard, carousel cupboards, integrated larder fridge, Maple flooring, decorative corniced ceiling with inset spotlights, French doors from the breakfast room area directly to the patio.

UTILITY ROOM 9' 9" (2.97m) x 9' 9" (2.97m) plus wide range of fitted units incorporating plumbing for washing machine and space for dryer, tiled around units, 1.5 sink unit, large airing cupboard, window to rear and gas fired boiler.

SHOWER ROOM/WC overall 10' 0" (3.05m) x 5' 0" (1.52m) with large double shower cubicle, low level WC and wash basin with Brookfield House motif, part tiled walls, none slip floor, central heating radiator and window to rear.

REAR CLOAKROOM/BOOT ROOM 6' 0" (1.83m) x 6' 4" (1.93m) overall, with cloaks hanging space, boot shelving, tiled floor and central heating radiator, rear door.

FIRST FLOOR MAGNIFICENT GALLERIED LANDING overall 16' 0" (4.88m) x 16' 7" (5.05m) arched mullioned window to front, high corniced ceiling with capitols, architraves, skirting and dado panelling, wall light wiring, central heating radiator, airing cupboard with access to loft.

BEDROOM TWO (front) 15' 2" (4.62m) x 10' 6" (3.2m) range of mahogany fronted wardrobes, mullioned window, central heating radiator, decorative coving and ceiling rose and access to loft.

FAMILY BATHROOM/WC ONE 6' 0" (1.83m) x 10' 0" (3.05m) large double ended Heritage panelled bath, low level WC, bidet and wash hand basin with Brookfield House motif, part tiled

walls and floor, central heating radiator, attractive arch over bath, decorative coving and ceiling rose.

BEDROOM THREE (rear) 15' 5" (4.7m) x 9' 8" (2.95m) corniced ceiling, range of mahogany fronted wardrobes, laminate flooring, two central heating radiators, three windows to side and rear.

BEDROOM FOUR (mid rear) Overall 17' 6" (5.33m) x 10' 0" (3.05m) mullioned windows to three sides, attractive mahogany fronted wardrobes, vanity wash hand basin, laminate flooring, high corniced ceilings and central heating radiator.

FAMILY SHOWER ROOM/WC TWO 10' 8" (3.25m) x 5' 8" (1.73m) Large walk in shower, low level wc and bidet both with Brookfield House motif, pedestal basin, part tiled walls and floor, central heating radiator, decorative coving and ceiling rose.

BEDROOM FIVE Overall 11' 0" (3.35m) x 11' 5" (3.48m) with a wide range of fitted wardrobes, high corniced ceiling, windows to side and rear.

MASTER BEDROOM Overall 22' 6" (6.86m) x 15' 2" (4.62m) wide range of fitted wardrobes, mullion windows to three sides, high decorative corniced ceiling, central heating radiator, tv aerial point, window to front.

EN SUITE BATHROOM/WC 10' 0" (3.05m) x 6' 0" (1.83m) with a double ended heritage style bath with shower over, low level wc, wash hand basin, bidet, Brookfield House motif, part tiled walls, tiled floor, central heating radiator.

EXTERNALLY

Very large set of three double garages 14' 8" (4.47m) x 20' 3" (6.17m) - 14' 0" (4.27m) x 20' 3" (6.17m) and 14' 0" (4.27m) x 20' 7" (6.27m) (six cars in all), with power and lighting, electric garage doors. One with access to large boarded loft.

Additional **POTTING SHED** 14' 0" (4.27m) x 7' 8" (2.34m)

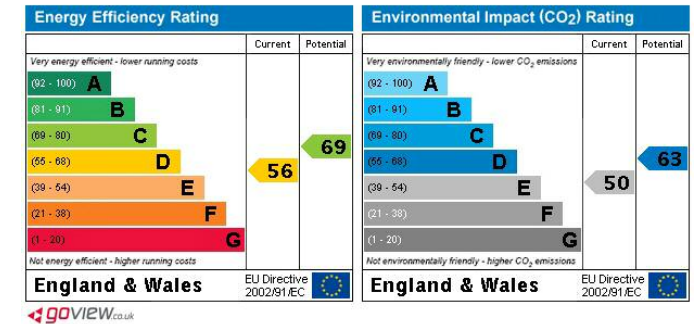
Magnificent pillared and electronically gated driveway, block paved long private driveway with lighting leading to large paved entrance forecourt, York style paved patios with delightful stone

walls with wrought iron gates to inner courtyard, access to large timber greenhouse, wide pavers and patios leading around the sides of the property to a very large patio at the rear, paths on to the beautiful spa area with raised decking patio and large whirlpool spa. Range of external courtesy lighting and power.

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