



Darras Road
Darras Hall, NE20 9PG

FINE LIVING

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£634,950

Glebe House was originally constructed circa 1910 and is situated within its own grounds of circa 0.5 of an acre. This stylish double fronted detached residence is positioned in a much sought after location within the Darras Hall Estate. With many original features, this character property boasts high ceilings, deep cornicing and skirting boards, original brass door furniture to name but a few. The versatile ground floor accommodation currently comprises:- Entrance lobby, entrance hall, drawing room, family room, dining room, conservatory, breakfasting kitchen, cloakroom, utility room. To the first floor, spacious master bedroom with en suite shower room, two further good sized double bedrooms and further single bedroom, refurbished family bathroom/wc. Externally, to the front of the property, pillared entrance providing access to large gravelled driveway with generous parking, lawn area, well established hedge to the boundary and mature trees. Access to the rear garden via both sides of the property, one with a gated entrance leading to patio and large rear garden with an excellent variety of well planted borders, wildlife garden with blue bells, large lawn area and an extensive range of trees including Wild Cherry, Apple, Damson, Hazel and Victoria Plum to name but a few, garden shed and gravelled area to the side providing additional parking. This period property must be viewed internally to be appreciated.



INNER LOBBY with original external door with glazing above etched with the property name Glebe House, part glazed door with daisy glass opening to –

HALL stairs and solid wood carved banister leading to half landing and the first floor.

FAMILY ROOM (front) 16'8" x 15'0" max, a delightful room with bay sash window to front, period feature wood fireplace with granite hearth, cast iron and tiled insert housing coal

effect gas fire, central heating radiator, ceiling rose, tv and telephone point, door to –

BREAKFASTING KITCHEN 15'0" x 11'3" a spacious room with ample space for table and chairs, well fitted with an excellent range of wall and floor units including display cabinets, electric Zanussi oven, gas hob and extractor canopy over, integrated fridge, 1.5 bowl sink unit with splash tiling, window to rear, double glazed door to side, central heating radiator, beamed ceiling. Part glazed door to –

LOBBY with access to –

CLOAKROOM with wc., wash hand basin, extractor fan.

UTILITY ROOM 6'8" x 7'1" plumbing for washing machine, space for freezer, gas fired central heating boiler and window to rear.

DINING ROOM (rear) 12'3" x 13'5" a delightful room with stripped wood flooring, ceiling rose, central heating radiator and glazed double doors to –

CONSERVATORY 14'1" x 12'9" double glazed windows to dwarf wall, decorative ceramic tiled floor, centre ceiling fan, central heating radiator, French doors to patio and garden.

From the dining room, door to –

DRAWING ROOM 17'8" x 12'9" with delightful bay sash window to front, ceiling rose, tv point, picture rail, magnificent period feature fireplace with wood surround, cast iron insert and open grate.

HALF LANDING with sash window to rear overlooking extensive gardens and further stairs to –



FIRST FLOOR LANDING central heating radiator.

REFURBISHED FAMILY BATHROOM/ WC well fitted with a four piece suite comprising twin ended bath with centre mixer tap, wash hand basin with mixer tap, low level wc., double tiled shower cubicle with shower, part tiled walls, sash window to side, heated towel rail, tiled floor and clad ceiling.

MASTER BEDROOM (front and side) 15'0" x 12'9" max., two sash windows to the side, central heating radiator, telephone point, ample space for wardrobes and door to –

EN SUITE SHOWER ROOM/WC fitted with a modern suite comprising tiled shower cubicle with electric shower, wash hand basin with mixer tap, low level wc., part tiled walls, vanity cupboard, central heating radiator, tiled floor and

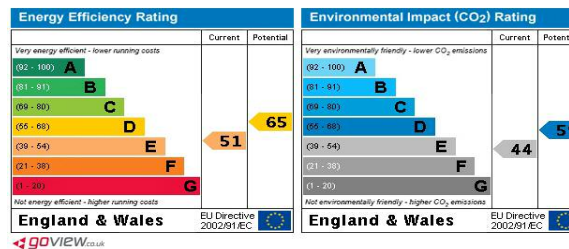
window to side and extractor fan.

BEDROOM TWO (front) 14'11" x 10'9" twin sash windows to the front, access to loft, central heating radiator.

BEDROOM THREE (rear) 13'6" max x 12'3" laminate flooring, central heating radiator, window to rear and storage cupboard.

BEDROOM FOUR (front) 7'3" x 10'7" central heating radiator, sash window to front, laminate flooring, fitted wardrobes and dressing table, telephone point.

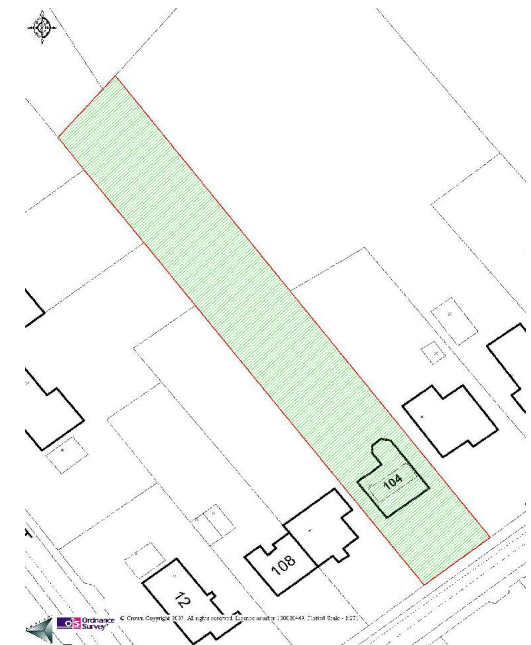
EXTERNALLY Extensive gardens of circa 0.5 of an acre. The front of the property is approached via a pillared entrance providing access to large gravelled driveway providing generous parking and vehicular access to the side. Further garden to the front with large lawn area, dwarf wall, well established hedges to the front boundary, mature trees and access via a side gate to side and rear gardens. The rear has a private patio area, excellent variety of well stocked borders, large lawn area, good range of mature trees including Apple Tree, Wild Cherry, Damson, Hazel and Victoria Plum. Wild life garden with Bluebells, and garden shed.



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