



— FIELD VIEW —

Welcome to a prestigious development of four luxury, single-storey homes

— **H** —
HINDHAUGH
H O M E S



Hindhaugh Homes are delighted to announce the release of four exclusive detached homes at Stannington Station, Morpeth.

These beautifully realised, single-storey properties are designed to the highest possible standards. From location and orientation to quality of build, craftsmanship and proportions, every detail has been carefully considered and implemented.

Each property is enhanced with traditional features, as well as the very best in modern fixtures and fittings, to create an uncompromising finish - and the perfect space for contemporary rural living.

HAVE IT ALL

Tucked away in the heart of the picturesque Northumbrian countryside, Stannington Station is anything but remote.

This idyllic setting has just the right blend of country charm and easy access to major routes, ensuring you are ideally placed to experience everything that Northumberland has to offer.

The village boasts a farm shop, restaurant, cafe and convenience store all within walking distance.

It is perfectly situated for the nearby market town of Morpeth with its bustling and varied high street, and for exploring the Heritage Coastline with its golden

sandy beaches, bracing sea air, challenging golf courses and abundant wildlife.

Head west and you'll discover the rolling hills, rugged moorland and breath-taking views of the Coquet Valley. Or take a trip back in time and unearth the secrets

of the county's ancient monuments, majestic castles and fine houses.

For those keen on sport, there's a wealth of outdoor activities to enjoy. And amazingly, the vibrant city of Newcastle upon Tyne with its international airport, is within an easy commute.

OUTSTANDING EDUCATIONAL OPPORTUNITIES

Stannington has been carefully chosen to provide children of all ages with access to some of the area's finest schools.

The location offers an impressive array of nearby primary and secondary schools, many of which have been rated as Good or Outstanding by OFSTED.

For those seeking further education, the North East has no less than five notable Universities. Durham University in particular is the highest-ranked university in the UK outside of the 'Golden Triangle' (which consists of Oxford, Cambridge and London Institutions). It also sits within the World Top 100, according to the QS World University Rankings.



FINE FOOD AND DRINK, WHATEVER YOUR TASTE.

Whether you're looking for award-winning restaurants, exceptional seafood, fantastic local produce or boutique beers, a wealth of experiences awaits.

The affluent market town of Morpeth, with its cobbled streets and rich café culture, offers discerning lovers of fine food and beverages no end of choice.

With a wide selection of coffee shops, quintessentially English tea rooms, trendy wine bars, traditional pubs, and restaurants to suit every taste and occasion, great dining and a welcoming atmosphere are always on the menu.

For those looking for something altogether quieter, friendly pubs serving good food can be found in the surrounding villages of Longhorsley, Longframlington and Felton.

The charming villages of Felton and Longframlington also boast the artisan bakery, The Running Fox, which offers delicious food throughout the day and a sumptuous afternoon tea.



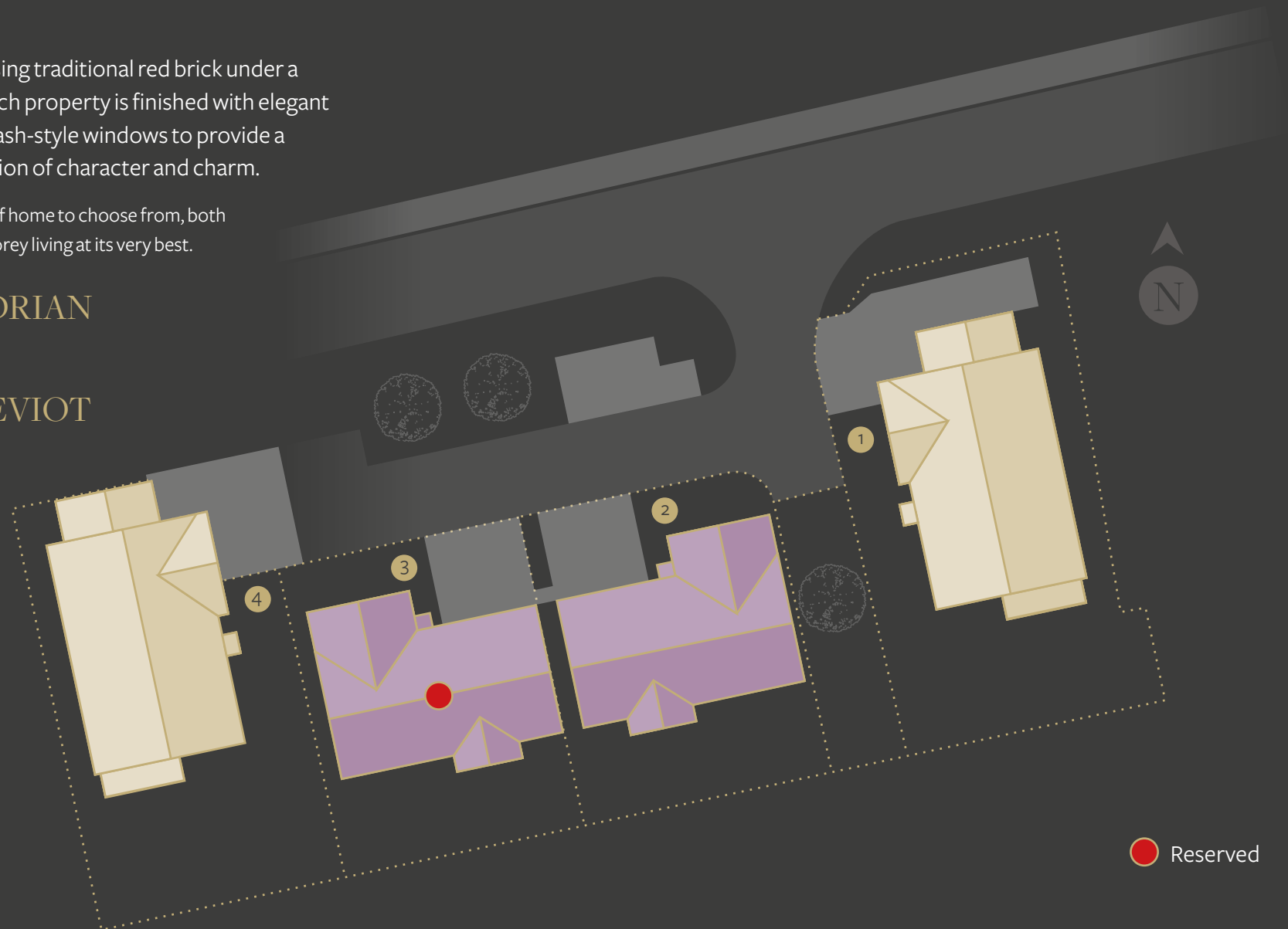
HOUSE TYPES

Inspired and built using traditional red brick under a classic slate roof, each property is finished with elegant period details and sash-style windows to provide a modern interpretation of character and charm.

There are two designs of home to choose from, both of which offer single-storey living at its very best.

 **THE HADRIAN**
PLOTS 1 & 4

 **THE CHEVIOT**
PLOTS 2 & 3



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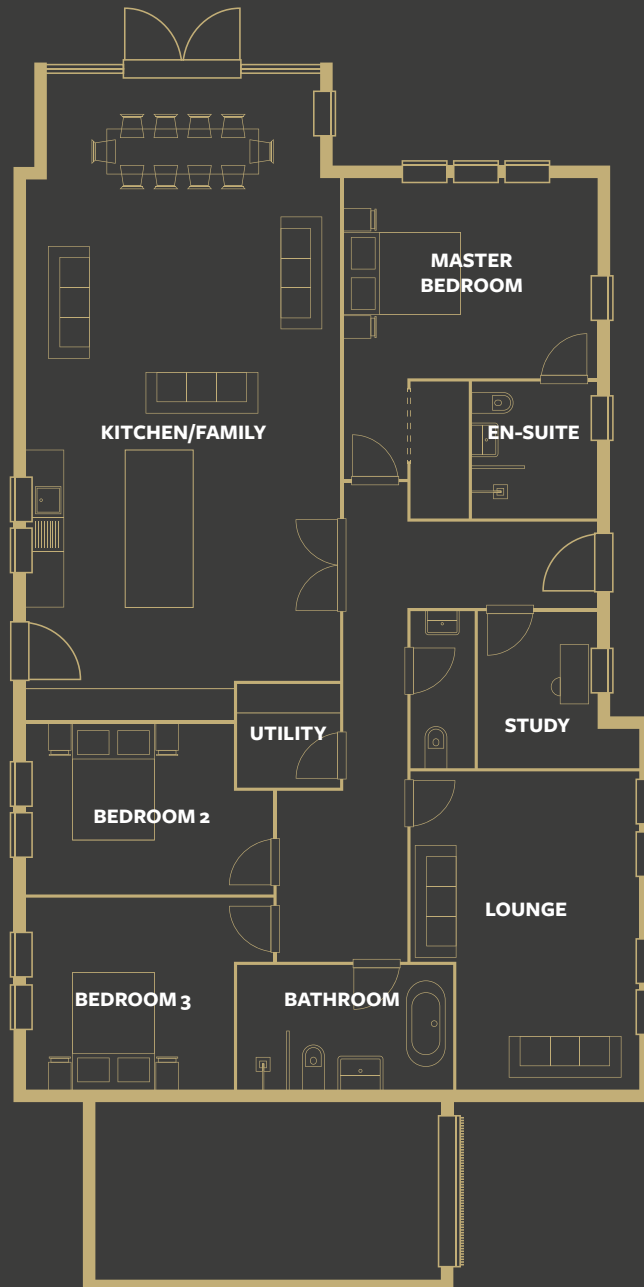
THE HADRIAN

FLOOR PLAN & DIMENSIONS

The Hadrian offers a versatile and generous contemporary home, with a large family kitchen that opens on to a private garden.

A separate sitting room provides a comfortable setting in which to relax, while the dedicated study can be used as a practical work space. There are three well-proportioned bedrooms, including a dual-aspect master with en suite facilities.

The remaining bedrooms are served by a stylish family bathroom.



LOUNGE

5550mm x 4000mm | 18'2" x 13'1"

KITCHEN/FAMILY

11600mm x 5480mm | 38'0" x 17'9"

MASTER BEDROOM

4440mm x 3500mm | 14'6" x 11'5"

EN-SUITE

2400mm x 2150mm | 7'9" x 7'1"

BEDROOM 2

4340mm x 3300mm | 14'2" x 10'8"

BEDROOM 3

4340mm x 3000mm | 14'2" x 9'9"

BEDROOM 4/STUDY

2750mm x 2075mm | 9'0" x 6'8"

BATHROOM

3800mm x 2160mm | 12'5" x 7'1"

FLOOR AREA

177.0 sq.m | 1905 sq.ft

TOTAL FLOOR AREA

195.1 sq.m | 2100 sq.ft



THE CHEVIOT

FLOOR PLAN & DIMENSIONS

The Cheviot is an elegant and spacious three-bedroomed home that combines classic charm with modern luxuries.

The generous open-plan kitchen is the perfect environment for informal dining and entertaining, while the comfortable sitting room provides a cosy retreat.

There are three double bedrooms, including the master which has en suite facilities. A well-appointed family bathroom serves the remaining bedrooms.



LOUNGE

4500mm x 3850mm | 14'7" x 12'6"

KITCHEN/FAMILY

10100mm x 4280mm | 33'1" x 14'1"

MASTER BEDROOM

4950mm x 3700mm | 16'2" x 12'1"

EN-SUITE

3050mm x 1450mm | 10'0" x 4'8"

BEDROOM 2

3600mm x 3400mm | 11'8" x 11'2"

BEDROOM 3

4600mm x 3070mm | 15'1" x 10'1"

BATHROOM

2420mm x 2420mm | 7'9" x 7'9"

FLOOR AREA

139.3sq.m | 1500sq.ft

TOTAL FLOOR AREA

158.1sq.m | 1701.6sq.ft

LUXURY LIVING THROUGHOUT

All Hindhaugh developments are created using only the highest standard of finish and the finest-quality materials. We are proud to create exceptional living environments that are always a joy to come home to.

INTERNAL FINISHES

Vaulted Entrance Hall with Velux
Oak veneer heavyweight interior doors
Polished chrome lever furniture and fittings
Ceilings and walls in a flat finish with matt emulsion paint
Vaulted Ceiling to Sun Room
Ambient Ceiling Light Features
3.0m internal ceiling heights

BATHROOM & EN-SUITES

Premium Brand White Sanitaryware Suites
Free standing bath
Storage unit below all basins
Designer chrome mixer taps
Thermostatically-controlled showers
Semi-frameless glass shower enclosure
Low-profile shower trays

WARDROBES

Wardrobe to master bedroom

PLUMBING & HEATING

Gas central heating with energy-efficient wall-mounted boiler in utility
Heated towel rail
Underfloor heating throughout

KITCHEN

Open Plan Kitchen with Island Seating
Soft-close doors and drawers
30mm granite worktops and upstands
Stainless-steel 1 1/2 bowl sink with chrome mixer tap
Feature lighting
Built-in stainless-steel single fan oven
Built-in stainless-steel combination microwave with fan cooking
Ceramic hob
Contemporary stainless-steel extractor hood
Built-in dishwasher
Built-in fridge freezer

UTILITY

Fitted cabinets
Plumbing provided for washing machine
Space for tumble dryer

ELECTRICAL

Smart Home thermostatic heating and hot water controls
Smart meters to assist you in monitoring your energy usage
Chrome sockets and switches
LED down lights with chrome finish throughout
Low-energy lighting throughout
Security alarm system with PIR and door sensors
Feature external lights to front and rear doors and garage

Lighting and power points to garage
Weatherproof power point externally

TILING

Walls:
Half-tiled to bathroom and fully-tiled shower area
Fully-tiled Master en-suite, half-tiled to any additional en-suite
Floors:
Bathroom floors tiled

WINDOWS & EXTERNAL DOORS

UPVC double glazed sash windows
Front and utility doors grained-effect insulated composite door incorporating
High security multi-point locking system
Remote-control garage door

EXTERNAL

Landscaped and turfed front garden	Traditional Roof Overhang Details
Turf to the rear garden	Natural Slate Roof Tiles
Block-paved drive, footpath and patio boarded both sides	
Outside tap	

WARRANTY

Premier guarantee - 10 year new home warranty

TRAVEL

NORTH BY CAR

8 mins
Morpeth
31 mins
Warkworth
33 mins
Alnwick
50 mins
Bamburgh
110 miles
Edinburgh

SOUTH BY CAR

18 mins
Newcastle International Airport
20 mins
Newcastle
40 mins
Durham
1hr 53 mins
York
289 miles
London



QUALITY AND PEACE OF MIND ARE GUARANTEED

10 year Premier Building Warranty

12 months customer care from Hindhaugh Homes

**“Customer Care starts with the quality of the build from foundation
up not just when we hand the property over”**

Paul Hindhaugh



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