

Hallgarth Mews

AN EXCITING DEVELOPMENT OF 15 THREE STOREY TOWNHOUSES

GARTH FARM ROAD, WINLATON, TYNE & WEAR, NE21 6DJ



Hallgarth
Mews

GREENWAY HOMES IS AN INDEPENDENT LOCAL DEVELOPER, COMMITTED TO PRODUCING HOMES OF INDIVIDUAL STYLE, DESIGNED SYMPATHETICALLY TO BLEND WITH THE LOCAL SURROUNDINGS.



HIGH QUALITY FAMILY HOMES OFFERING ELEGANT AND STYLISH LIVING

AN EXCITING DEVELOPMENT OF 15 THREE STOREY TOWNHOUSES,
POSITIONED AROUND AN ATTRACTIVE CENTRAL LANDSCAPED COURTYARD.

These spacious, four bedroom properties are constructed in traditional style, with lovely architectural features including stone heads and cills, decorative chimneys and skylights. Each of the 15 townhouses will have the benefit of a private driveway, with additional visitor parking area at the entrance to the Mews.

Rear gardens are accessed via the open plan dining kitchen, with patio doors maximising light. Stunning master bedrooms benefit from en-suites and either Velux rooflights or dormer windows, as well as fitted storage options to create bespoke living solutions.

A sophisticated family bathroom serves the three further bedrooms, and a high quality range of inclusive finishing touches have been handpicked with a discerning purchaser in mind.

A range of contemporary kitchen fronts to select from will truly personalise each home, with contrasting worktops and integrated appliances as standard. Elegant bathroom suites with vanity units offer a quality finish, whilst spotlighting and chrome ladder radiators complete these stylish rooms.

Hallgarth Mews is an exclusive collection of brick built townhouses which have been constructed in timber frame to maximise energy efficiency. All homes are equipped with highly rated gas central heating systems and have the added benefit of TV and telephone points to the living room and master bedroom, maximising connectivity. Mains connected smoke, CO2 and intruder alarms provide the highest level of security; essential for family living. There are a range of further options available to personalise your home here at Hallgarth Mews, creating a very bespoke product.



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SET WITHIN A PRIVATE CENTRAL COURTYARD WITH FEATURE LIGHTING, THIS STUNNING BESPOKE DEVELOPMENT IS ATTRACTIVELY LANDSCAPED WITH FRONT LAWNS AND COLOURFUL PLANTING.



A PROMINENT VILLAGE LOCATION WITH A RANGE OF AMENITIES ON THE DOORSTEP

SPACIOUS FAMILY HOMES IN A POPULAR LOCATION – THIS REALLY IS THE IDEAL PLACE TO CALL HOME.

Hallgarth Mews is centrally located in the heart of the attractive village of Winlaton, situated within the area of Blaydon on Tyne. Here you'll have everything you need for family living, including a range of local shops, dentists and doctors. The village is served by three local primary schools, whilst St Thomas More Catholic Academy offers outstanding Ofsted rated secondary education.

Commuting throughout the region is made easy due to the proximity of the A1 (2 miles), as well as being only 5 miles from Newcastle Central Station, where the East Coast main line provides further accessibility. Newcastle International Airport is situated 7 miles to the north. Only three miles from the village is Gibside National Trust site, offering a taste of the country on the edge of the city. Discover fine Derwent Valley

views, winding paths and refreshing open spaces while exploring the elegant buildings and ruins. Gibside is also a haven for wildlife, with the famous local red kites often circling in the skies above.

The world renowned MetroCentre shopping complex is only four miles away and the bustling city of Newcastle lies just across the river. As well as the City's fantastic nightlife, the area is famous for its sporting and leisure facilities and there are a wealth of opportunities on the doorstep. The cultural delights of the region include the Sage music venue, Baltic Centre for Contemporary Art, Laing Art Gallery and the prestigious Theatre Royal.





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MEWS, WINLATON





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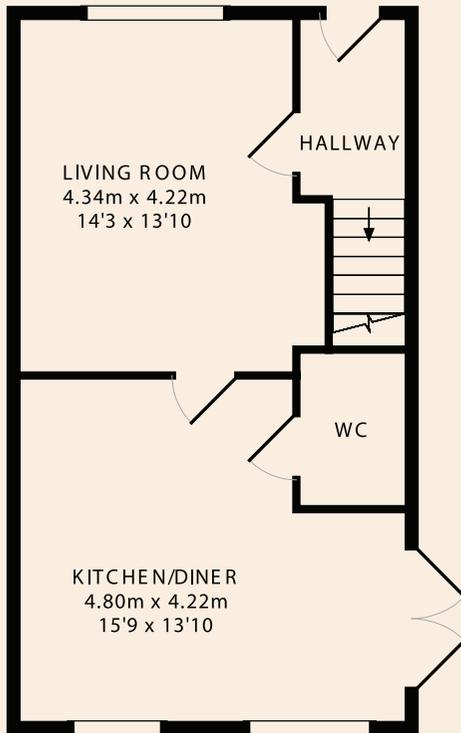
SITE
PLAN



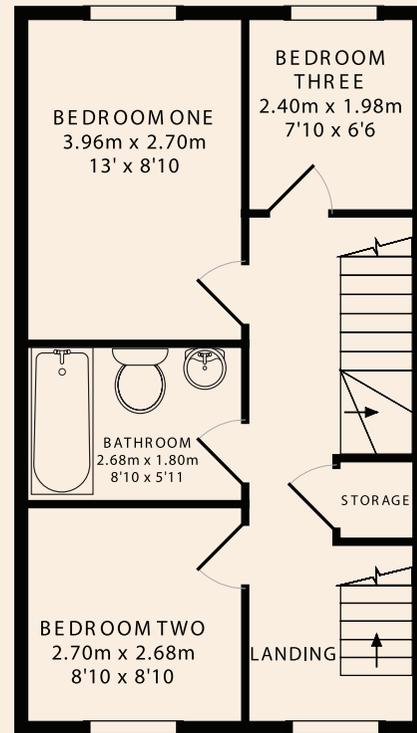


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HOUSE TYPE 1



GROUND FLOOR
APPROX. FLOOR AREA
41.1 SQ.M. (442 SQ.FT.)



1ST FLOOR
APPROX. FLOOR AREA
41.1 SQ.M. (442 SQ.FT.)



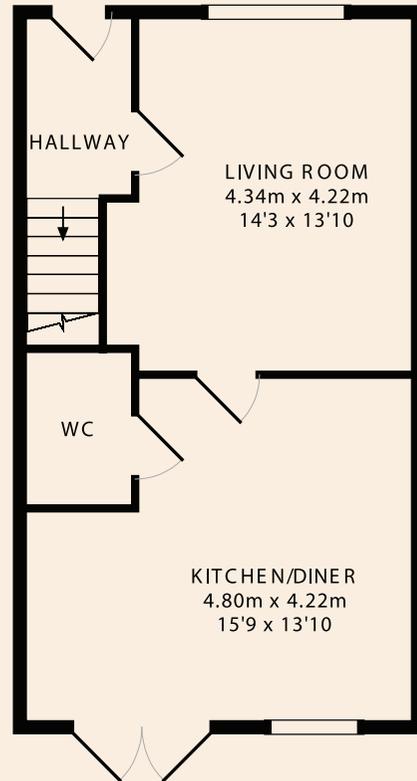
2ND FLOOR
APPROX. FLOOR AREA
24.3 SQ.M. (262 SQ.FT.)

TOTAL APPROX. FLOOR AREA 106.5 SQ.M. (1147 SQ.FT.)

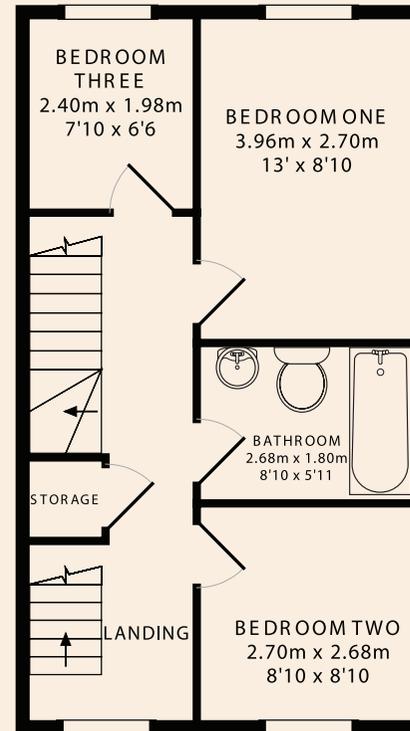


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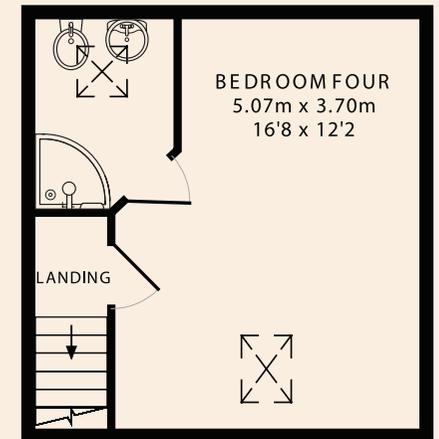
HOUSE TYPE 2



GROUND FLOOR
APPROX. FLOOR AREA
41.1 SQ.M. (442 SQ.FT.)



1ST FLOOR
APPROX. FLOOR AREA
41.1 SQ.M. (442 SQ.FT.)



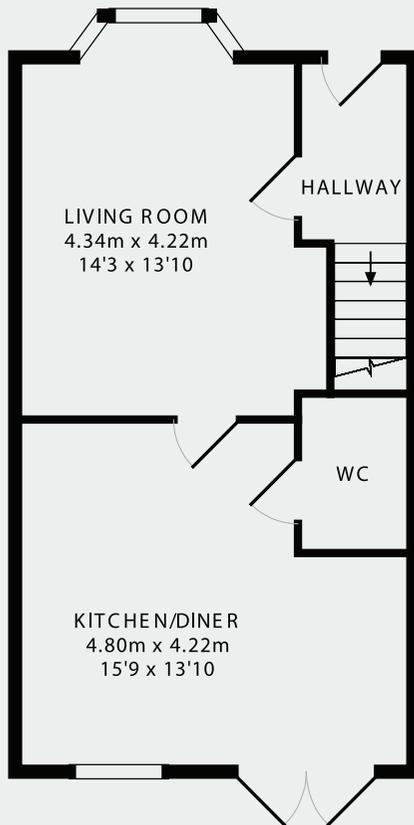
2ND FLOOR
APPROX. FLOOR AREA
24.3 SQ.M. (262 SQ.FT.)

TOTAL APPROX. FLOOR AREA 106.5 SQ.M. (1147 SQ.FT.)

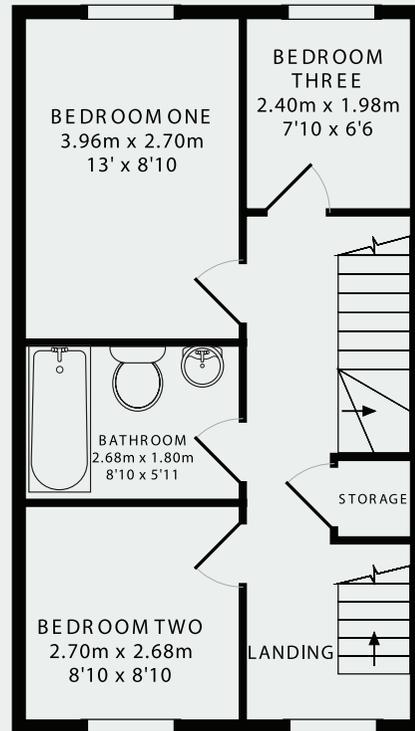


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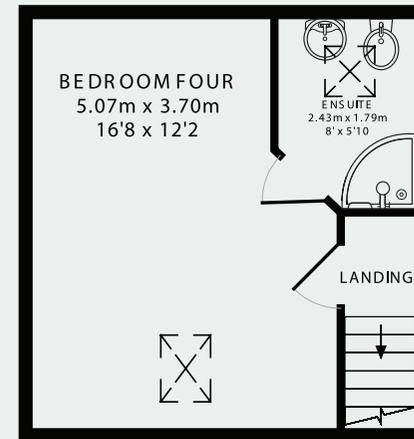
HOUSE TYPE 3



GROUND FLOOR
APPROX. FLOOR AREA
41.9 SQ.M. (451 SQ.FT.)



1ST FLOOR
APPROX. FLOOR AREA
41.1 SQ.M. (442 SQ.FT.)



2ND FLOOR
APPROX. FLOOR AREA
24.3 SQ.M. (262 SQ.FT.)

TOTAL APPROX. FLOOR AREA 107.3 SQ.M. (1155 SQ.FT.)



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SPECIFICATION

CONSTRUCTION

- Superior timber frame construction
- High levels of insulation and air tightness
- Stone heads and cills
- Decorative chimneys
- Decorative piers on front door
- Composite front door
- UPVC double glazed windows and double patio doors

KITCHENS

- Contemporary layout with a choice of quality softclose door fronts
- Quality 40mm laminate worktops as per kitchen design
- Under plinth lighting
- Ceramic sink with Monobloc tap
- Stainless steel electric single oven and four burner gas hob
- Stainless steel chimney extractor hood
- Integrated dishwasher, washer/dryer and fridge/freezer
- Concealed condensing combi boiler
- Security alarm panel

INTERIOR FINISHING

- Emulsion finish to all walls
- White emulsion finish to ceilings
- Pre-hung contemporary styled internal doors with chrome handles and hinges
- Contemporary architraves and skirtings with white satin finish
- Staircase finished with painted spindles and balustrade

BATHROOMS AND EN-SUITES

- Contemporary sanitaryware
- Modern chrome fittings
- Chrome heated towel rail to bathrooms and en-suites
- Ceramic tiling to bathrooms

ELECTRICAL FITTINGS

- Downlighters to kitchens, bathrooms and en-suites
- Central ceiling lights to all other rooms
- Mains connected smoke and intruder alarms with heat detection kitchen sensors
- TV and telephone points to living room and master bedroom
- External lighting
- Extractor fan with isolator to bathrooms, en-suites and WC

EXTERNALS

- Paving to front and rear
- Lawned front gardens
- Fencing

SANDERSON YOUNG ESTATE AGENTS

OFFERING A TRULY EXCEPTIONAL SERVICE

Greenway Homes have partnered with Sanderson Young Estate Agents, based in Gosforth, as trusted sales partner for Hallgarth Mews.

In 1999 Sanderson Young opened their first office, in Gosforth. They now have four branches offering a diverse range of services throughout the North East of England. They are proud of the reputation that they have formed as a company recognized for its maturity and wealth of knowledge and their focus and mission is to provide exceptional service when dealing with the sale and letting of your property. They are confident that they show a great deal of care and attention in providing the requirements you need when moving home, and they support their insight and discretion with professional marketing material to suit your individual requirements.

They believe in strong marketing techniques and are privileged to work with so many beautiful homes, where professional photography, beautiful brochures, and high profile websites, enable them to reach out to the maximum number of prospective buyers and tenants. In recent years their focus on new media, social media

and interactive websites has expanded their reach to an ever-increasing audience searching for property via the internet, Facebook and Twitter.

They are experts in the sale and letting of high value properties, but they also support and market brand new developments with house prices to suit all pockets; their proven marketing techniques enable them to sell from £80,000 to £5 million. Sanderson Young principally focuses on the sale and letting of properties throughout Northumberland, Tyne and Wear and Co Durham.

They are supported by professional surveyors and mortgage experts with a wealth of knowledge, to guide you through the maze, and to give you the very best levels of service and the most competitive packages that are available at that time. They are a caring family-run business, exceeding the expectations of clients in everything they do.



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DIRECTIONS:

FROM BLAYDON HIGHWAY/A695 ROUNDABOUT, TAKE THE EXIT TO SHIBDON ROAD SIGNPOSTED BLAYDON (CENTRE). AT THE ROUNDABOUT OF ST CUTHBERT'S CHURCH, TAKE THE SECOND EXIT TO BLAYDON BANK, SIGNPOSTED CHURCH TERRACE. AFTER 0.3 MILES, TURN RIGHT ONTO CROFTDALE ROAD. PASSING ST. THOMAS MORE CATHOLIC SCHOOL ON THE RIGHT HAND SIDE, CONTINUE FOR 1 MILE ONTO NORTH STREET. AT THE T JUNCTION, TAKE THE LEFT TURN ENTERING WINLATON VILLAGE, AND TAKE THE FIRST LEFT TURN ONTO GARTH FARM ROAD. THE DEVELOPMENT OF HALLGARTH MEWS IS POSITIONED ON THE RIGHT HAND SIDE.

FOR SAT NAV PLEASE USE: NE21 6DB

WHETHER YOU ARE A FIRST TIME BUYER OR LOOKING TO MOVE ON FROM YOUR EXISTING PROPERTY, THE GOVERNMENT BACKED HELP TO BUY SCHEME CAN GET YOU MOVING. SPEAK TO THE HALLGARTH MEWS SALES TEAM AT SANDERSON YOUNG FOR FULL DETAILS AND THEY WILL GUIDE YOU EXPERTLY THROUGH THE PROCESS.



A DEVELOPMENT BY:



Greenway
HOMES

GREENWAY HOMES IS THE TRADING NAME OF GREENWAY HOMES (NE) LIMITED



GOSFORTH OFFICE | 95 HIGH STREET GOSFORTH | NEWCASTLE UPON TYNE | NE3 4AA

T: 0191 213 0033 | WWW.SANDERSONYOUNG.CO.UK