



Stamford Lea

RENNINGTON

NE66 3RX



Denwick
PLOT 1

Broome
PLOT 2

Eglingham
PLOT 3

Embleton
PLOT 4





DEVELOPMENT

We are delighted to present to the market a high quality development of new build properties delivered by All Saints Living. Having previously converted and renovated 5 characterful homes adjacent to the current site, All Saints Living are now offering 4 unique and versatile link detached dormer bungalows.

Combining a high specification finish to produce characterful yet modern homes in this stunning rural setting, great care has been taken to ensure thoughtful design throughout. Being adjacent to the newly renovated 'Stamford Lea' estate, the bungalows are in keeping with the surrounding homes.

Each property has an individual style to distinguish it, whether in terms of landscaped grounds, a particular view or internal arrangement, with spacious kitchen and well-appointed bathrooms and en-suite facilities.

The project is a superb addition to the already thriving hamlet of homes just outside the pretty rural village of Rennington, which is an ideal base for town centre amenities in Alnwick or exploring stunning Northumberland countryside.



COUNTRY SETTING

EACH DISTINCTIVE HOME enjoys stunning rural views to the surrounding countryside. Rennington village with its traditional country pub and superb community Village Hall are only a short walk away via a public footpath.

Embleton village with miles of sandy beaches and dunes on North Northumberland Heritage Coastline is only 2.9 miles away. The village has a local shop and post office, primary school, church and several pubs and restaurants as well as links golf course.

Alnmouth is to the south and one of the most prominent villages on the Heritage Coast. It is a charming place to visit, bustling with shops, cafés, pubs and restaurants. Foxton golf course is also located here.

The historic market town of Alnwick is famous as the home of the Duke of Northumberland, Alnwick Castle and Gardens, and of course now a magnet for all Harry Potter fans.

The market town of Alnwick offers a range of amenities including numerous shops, restaurants, hotels, public houses, theatre/cinema, leisure centre with swimming pool and schooling for all ages. The town is serviced by four main supermarkets: Sainsbury's, Morrisons, Lidl and Aldi.

Access to the remainder of the region is available via the A1 trunk road leading north to Berwick and Scotland and south to Morpeth and Newcastle upon Tyne. There are further commuting possibilities available via the main East Coast railway station at Alnmouth with direct regular services south to Newcastle Central, London's King Cross and north to Edinburgh's Waverley Station.

HISTORY OF STAMFORD LEA

THE FOUR LINK DETACHED DORMER BUNGALOWS at Rennington are within an area of land formerly known as the paddock, adjacent to 5 recently renovated properties. Two of the five existing homes date from the early 1800s and were refurbished by All Saints Living in 2015. Black Rock Forge was the former home of the village blacksmith and The Masons Arms the local coaching inn. Both have been restored to an exceptionally high standard, bringing not only the buildings but the village back to life. The remaining properties within the hamlet were developed from disused accommodation intended for pub guests.

The five homes at the entrance of the Stamford Lea Estate are all inhabited, with the current residents bringing a real sense of community to the small hamlet. Each of the buildings was architecturally designed to complement the original structures, as well as the natural surroundings, with the four new dormer bungalows continuing the use of sandstone seen in the original 5 Stamford Lea homes.

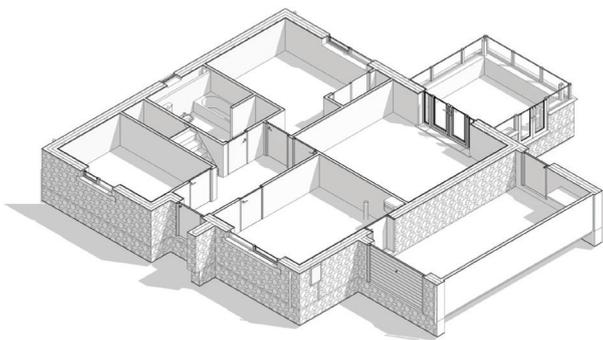


The link detached dormer bungalows

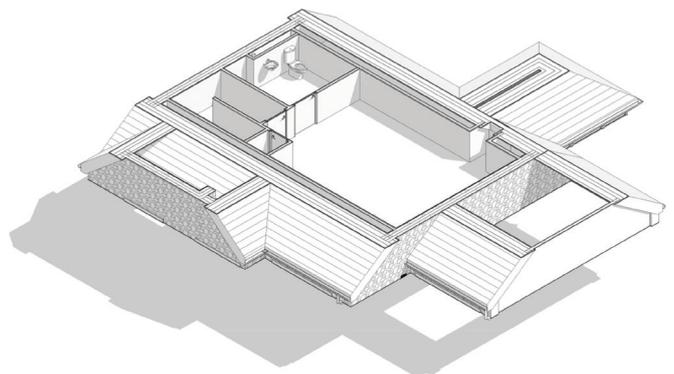
WELL-PROPORTIONED AND IMPRESSIVE STONE-BUILT PROPERTIES, IN KEEPING WITH THE NATURAL SURROUNDINGS. SET WITHIN AN AREA OF LAND, WITH PAVED PATIOS, LAWNS AND PARKING. STUNNING VIEWS ARE ENJOYED TO BOTH FRONT AND REAR.

The substantial link detached dormer bungalows offer versatile living spaces and have been designed to fully benefit from the natural surroundings. Each property has three bedrooms, with an impressive master bedroom, including en-suite, covering the entire upper floor. Adjacent to the spacious lounge, a sunroom to the rear of each property provides stunning views over the Northumberland countryside.

Off the lounge is a spacious kitchen, family bathroom with bath and shower and two versatile bedrooms. Each property benefits from well-proportioned landscaped gardens to the rear and spacious garage to the front, which is plumbed for a washing machine making it an ideal utility area.



GROUND FLOOR



FIRST FLOOR

TOTAL FLOOR AREA 135M²/1,453FT²



Key Facts:

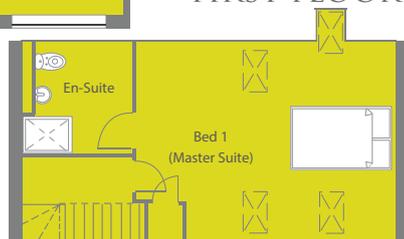
- Large exclusive link detached dormer bungalows within the grounds of an established hamlet
- Plots 1 and 2 (Denwick & Broome) - South facing gardens with raised decked areas
- Plots 3 and 4 (Eglington & Embleton) - North facing gardens with flagged patio areas
- Slate roofs and traditional stone build
- Unique layout with master bedroom and en-suite covering the entire first floor
- Front and rear gardens
- Flooring included throughout, with a choice of colours.
- All integrated appliances included
- Close proximity to Alnwick town centre amenities and world-renowned Northumberland countryside and heritage coastline



GROUND FLOOR



FIRST FLOOR



ROOM	METRES	FEET AND INCHES
LIVING AREA	4.587m x 3.988m	15' x 13'1"
SUNROOM	2.940m x 2.805m	9'6" x 9'2"
KITCHEN	4.264m x 3.465m	13'10" x 11'4"
HALL	2.148m x 3.754m	7'1" x 12'3"
GARAGE	6.023m x 3.005m	19'8" x 9'9"
BATHROOM	3.104m x 2.307m	10'2" x 7'6"
BED 2	4.227m x 3.205m	13'9" x 10'5"
BED 3	3.727m x 2.482m	12'2" x 8'1"
BED 1 (MASTER SUITE)	6.205m x 4.775m	20'4" x 15'7"
EN-SUITE	2.609m x 2.670m	8'6" x 8'8"
TOTAL FLOOR AREA	135m²	1,453ft²

QUALITY ASSURANCE

AS THE BENCHMARK OF ANY HIGH QUALITY DEVELOPMENT PROJECT, STANDARDS AND ASSURANCE ARE AT THE HEART OF THE PRINCIPLES BEHIND THE ALL SAINTS LIVING DEVELOPMENT AT STAMFORD LEA.

SPECIFICATIONS

- Ground floor - 2 bedrooms and family bathroom
- First floor - master bedroom and en-suite
- Large kitchen
- Fully fitted kitchen with choice of kitchen units and worktops – integrated appliances: dishwasher, oven, hob, fridge freezer
- Garage plumbed for washing machine
- Paved path to garden, outside tap included
- Spacious lounge with adjacent sunroom
- Television and internet ports, BT registered
- Contemporary bathroom fittings, with a choice of tiles in bathroom and en-suite
- Flooring included throughout, with a choice of colours.
- Downlights in kitchen and bathrooms
- Oil central heating
- Slate roof and traditional stone build
- Extensive gardens, turfed front and back
- Burglar alarm, carbon monoxide, heat and smoke detectors throughout
- Properties are Linked Detached, garage to garage
- 10 year structural guarantee

ABOUT US

ALL SAINTS LIVING IS THE HIGH STREET GROUP OF COMPANIES PROPERTY DEVELOPMENT COMPANY WHICH WORKS PRIMARILY IN THE RESIDENTIAL SECTOR THROUGHOUT ENGLAND, WALES AND SCOTLAND. SINCE ITS LAUNCH IN 2013, ALL SAINTS LIVING HAS GROWN RAPIDLY AND SUBSTANTIALY, HAVING UNDERTAKEN PROJECTS IN EXCESS OF £80 MILLION. WE ARE CURRENTLY UNDER TAKING A NUMBER OF EXCLUSIVE PROJECTS INCLUDING LARBERT HOUSE & COUNTRY ESTATE IN STIRLINGSHIRE, COMPRISING THE FULL RESTORATION AND SENSITIVE CONVERSION OF A LISTED MANSION HOUSE, STABLE BLOCK AND WALLED GARDEN WITH SALES VALUES IN EXCESS OF £20M. ALL SAINTS LIVING, HAS WON THE AWARD FOR BEST RENOVATION PROJECT OF SCOTLAND 2015 FOR THIS LANDMARK DEVELOPMENT, AND CONTINUES TO BE NOMINATED FOR PRESTIGIOUS PROPERTY AWARDS.

ALL SAINTS LIVING HAS RECENTLY COMMENCED WORKS ON ANOTHER EXCLUSIVE DEVELOPMENT WITHIN THE GROUNDS OF NEWCASTLE RACECOURSE, WHICH CONSISTS OF 14 FOUR AND FIVE BEDROOM CONTEMPORARY HOMES WITH A VALUE OF £11M. FURTHER DEVELOPMENTS HAVE BEEN COMPLETED INCLUDING 26 FAMILY HOMES IN DURHAM CITY CENTRE, 14 EXCLUSIVE APARTMENTS ON WHITEHAVEN MARINA, 5 LUXURY APARTMENTS IN HARROGATE AND LISTED BUILDING CONVERSIONS IN RICHMOND AND HEXHAM, THE LATTER BEING NOMINATED FOR TWO CATEGORIES AT THE 2017 NORTH EAST PROPERTY AWARDS.

UNDER THE GUIDANCE OF THE HIGH STREET GROUP OF COMPANIES AND THE CHAIRMAN GARY FORREST, ALL SAINTS LIVING IS CONTINUING UNPARALLELED GROWTH IN THE CONSTRUCTION AND DEVELOPMENT SECTOR, WITH LARGE RESIDENTIAL AND PRIVATE RENTAL SECTOR SITES IDENTIFIED IN WARRINGTON, MILTON KEYNES, MANCHESTER AND SALFORD. YOU CAN FIND OUT MORE ABOUT THE COMPANY AND OUR EMPLOYEES AT WWW.ALLSAINTSLIVING.COM.

TO BOOK OR RESERVE A PROPERTY,
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All Saints Living



SANDERSON YOUNG
estate agents &
property consultants

PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract and none is to be relied upon as statements of representation or fact. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floor plans are given as a guide only and should not be relied upon for the purchase of any furnishings.

Information about each property on this website/brochure (including text, photographs, artist's impressions and computer generated images) on this and all other pages is indicative, and intended as a guide only.

It should not be assumed that any contents/furnishings/furniture etc photographed or illustrated on this website/brochure are included in any sale. Any areas, measurements or distances, external and internal, referred to are approximate and are given as a guide only and may be subject to variations. Descriptions of the properties and landscaping are subjective and are used in good faith as an opinion and not a statement of fact. Information provided about the history of each property is correct to the best of our knowledge. Depending upon the stage of construction, purchasers should satisfy themselves by inspection should they have any concerns. We reserve the right at any time to change the layout, specifications, elevations and landscaping on each property and development.

The information on this website/brochure does not constitute a contract or warranty

FLOOR PLANS - THE LINK DETACHED DORMER BUNGALOWS

Room	Metres	Feet and inches
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