

MAIN STREET  
NEWTON



# MAIN STREET NEWTON

Two meticulously designed detached country homes  
in the heart of historic Newton  
with uninterrupted views over the beautiful Tyne Valley.

The picturesque and historic hamlet of Newton is one of Northumberland's most sought after residential locations.



Bywell Bridge

The picturesque hamlet of Newton, set within the historic Parish of Bywell, is one of Northumberland's most sought after residential locations.

The attractive traditional Northumbrian architecture and character of the village is protected by its conservation area status while the surrounding farmland in designated green belt defends the village boundaries, protects and ensures its superb rural location and aspect. From its commanding position on the north slopes of the Tyne Valley residents enjoy glorious southerly views over Northumberland's uncrowded and unspoilt countryside.

In the centre of the village is a well regarded traditional pub while nearby Corbridge hosts a variety of shops and restaurants. Hexham, a ten minute drive away, offers a choice of larger chain stores and supermarkets, an excellent leisure centre, and a number of first class schools.





Newcastle upon Tyne



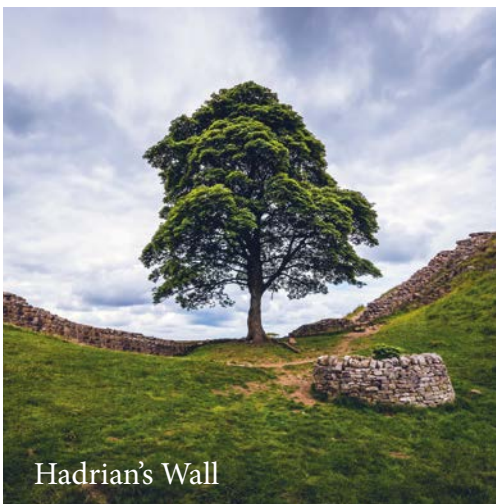
Hexham Bridge

The attractive traditional Northumbrian architecture and character of the village is protected by its conservation area status

There are numerous ancient castles, historic churches and fine country houses to visit and enjoy



Sage Gateshead



Hadrian's Wall

Close by are Hadrian's Wall, a World Heritage site, and numerous ancient castles, historic churches and fine country houses to visit and enjoy. For the more energetic, the surrounding countryside and natural habitat offers wonderful walks and a variety of sporting activities.

A little further afield, Newcastle upon Tyne, the regional capital, is home to world famous rugby and football clubs while being equally well known as a major cultural centre with its many historic buildings, theatres, museums and of course the Sage. The city boasts many highly regarded private schools catering from nursery age to sixth form together with two fine universities.

Newton is situated just a couple of minutes off the A69 dual carriageway to Newcastle upon Tyne whose centre and international airport are a mere 25 minutes drive away. London can be reached in less than three hours by high speed rail and in just over an hour by air.





Hexham Abbey

London can be reached in less than three hours by high speed rail  
and in just over an hour by air



















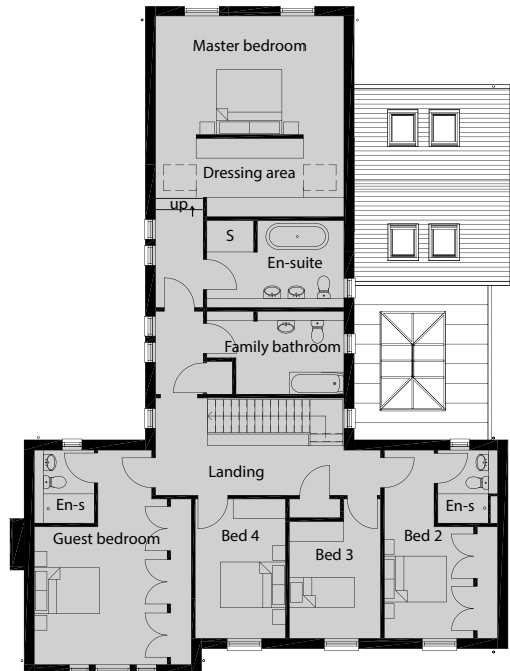


# TYNEDALE HOUSE

## Ground



## First



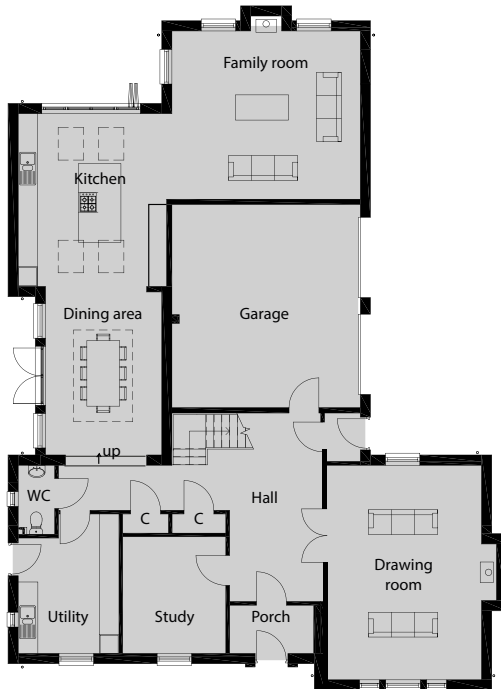
Drawing Room	4.81m x 6.57m 15'9" x 21'6"
Study	3.17m x 3.56m 10'5" x 11'8"
Dining	3.56m x 4.99m 11'8" x 16'4"
Kitchen	4.55m x 5.29m 14'11" x 17'4"
Living	5.15m x 5.77m 16'9" x 18'11"
Utility	3.09m x 4.23m 10'2" x 13'10"
Garage	5.77m x 6.22m 18'11" x 20'5"
Master Bed + dressing	5.77m x 6.15m 18'11" x 20'3"
Master En-suite	2.67m x 4.21m 8'9" x 13'9"
Guest Bed (max excl robes)	4.07m x 6.57m 13'4" x 21'6"
Guest En-suite	1.86m x 2.25m 6'1" x 7'5"
Bed 2 (max excl robes)	2.74m x 5.77m 8'11" x 18'11"
Bed 2 En-suite	1.86m x 2.25m 6'1" x 7'5"
Bed 3 (max)	2.81m x 4.28m 9'3" x 14'0"
Bed 4	2.78m x 4.28m 9'2" x 14'0"
Family Bathroom	2.25m x 4.21m 7'5" x 13'9"





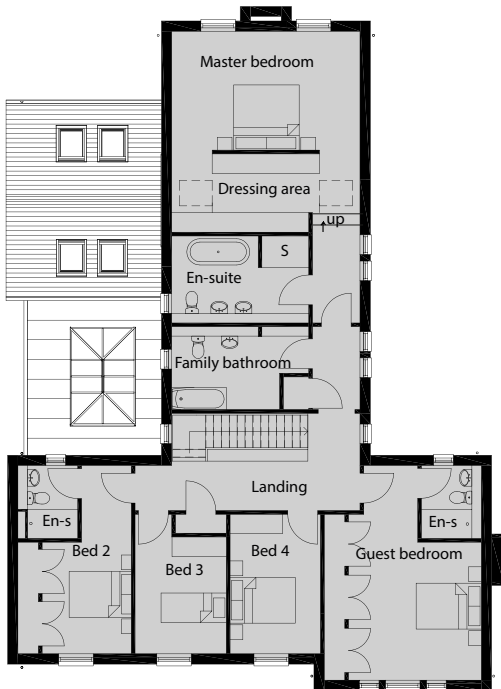
# ALLENDALE HOUSE

## Ground

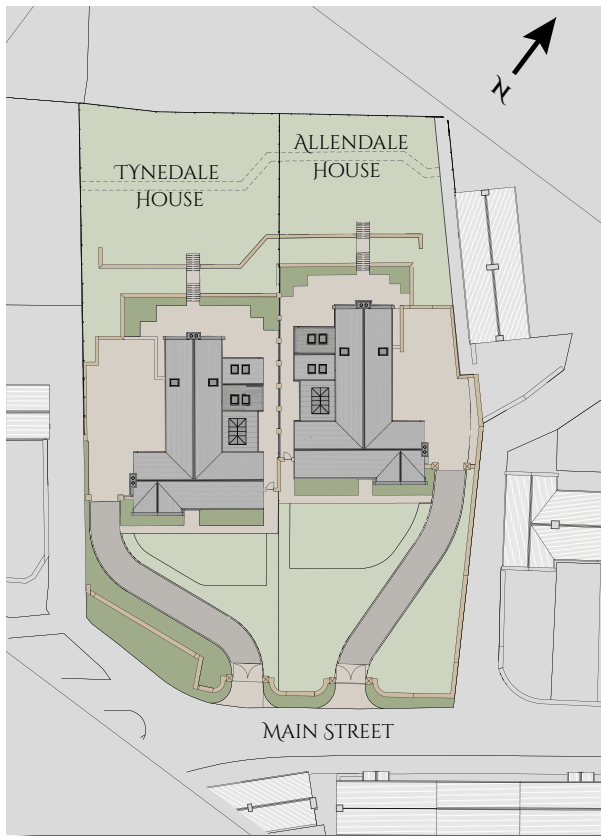
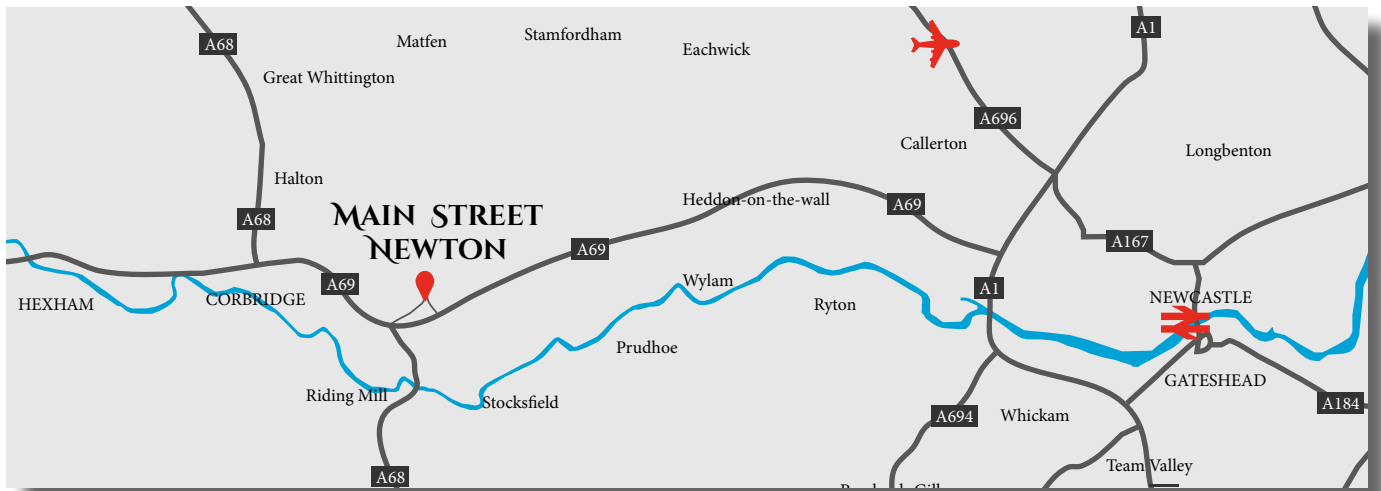


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## First



## The location of Main Street is quite simply unsurpassed



The location of Main Street is quite simply unsurpassed. Situated on an elevated site at the west end of Newton village, this exclusive development of only two uniquely designed family homes offers a unique opportunity to acquire a high quality, energy efficient, newly built residence.

Each residence is sited on a plot of approximately one third of an acre and has been carefully positioned to maximise the superb southerly views over the Tyne valley and surrounding Northumbrian countryside.





Sweeping private drives lead from secure gates through landscaped grounds to these imposing homes whose architecture has been thoughtfully designed and scaled to echo the traditional Northumbrian vernacular of the village. The impressive façades combining ashlar and random stonework with natural slate roofs, chimneys and timber windows have been carefully detailed to combine perfectly with the style and character of the surrounding village.

The traditional design and materials of the exterior belies the contemporary plans and cutting edge energy saving construction and smart technology of these superb residences. Countylife's team of architects engineers and interior design specialists have combined to produce two fine uniquely crafted new homes blending the best of natural materials with the most up to date residential building techniques.

Blending the best natural materials with the most up to date  
residential building techniques

Flowing family areas are designed with extra height and vaulted ceilings to create well proportioned restful living spaces



Allendale House living area

The internal layouts combine spacious individual rooms and flowing family areas each carefully designed with extra height and vaulted ceilings to create well proportioned restful living spaces ideal for modern family life.

A small change in level separates the more formal rooms surrounding the spacious reception and inner hall from the dining, kitchen and family areas. A similar feature is reflected in the master bedroom separating the fully fitted dressing area from the bedroom. To add to the character of the cosy interiors, log burning stoves are included in the drawing and family rooms.







Allendale House kitchen



To add to the character of the cosy interiors, log burning stoves are included



Folding and French doors lead to patios and fully landscaped, terraced gardens



To the south the extra height fenestration comprising high performance timber windows maximises the fine views, while from family areas, folding and French doors lead to patios and fully landscaped, terraced gardens which while providing an opportunity for summer alfresco dining and entertaining, enjoy views to the surrounding countryside and village.

To complement the contemporary structure, Countylife offers the most up to date top quality internal finish and fittings as standard and to further complete the individuality of their new home, clients are offered the choice of a wide variety of floor wall and cabinetry finish options.







Allendale House dining area

Internal features and fittings include Villeroy & Bosh sanitary ware with a choice of floor and wall tiling to all bath and shower rooms, while a choice of professionally designed bespoke kitchens in either contemporary or traditional style fully fitted with the latest appliances compliment the overall superior specification.

In summary, Main Street is quite peerless.

Its two incomparably located exclusive residences offer prospective purchasers a once in a lifetime opportunity to purchase a finely crafted new family home in a superb Northumberland village.

In summary – Main Street is peerless



# Each item in our luxury specification has been carefully considered and hand picked

## Kitchen

- Fully fitted kitchen by Abbeywood Interiors with choice of door fronts, incorporating stone work surfaces\*
- Integrated range oven
- Integrated wine cooler
- Integrated dishwasher
- Integrated fridge & freezer
- Hot water tap
- LED lighting



## Heating & Electrical

- Oil fired central heating
- Underfloor heating to ground floor
- Slim panel radiators to first floor
- Wood burning stoves to kitchen/living area & drawing room\*
- Link for internet control to central heating system
- Energy saving solar panels
- LED downlights to all principal rooms with feature pendants and dimmers in selected locations
- Chrome light switches & sockets throughout
- Power and light to loft with ladder access
- Feature backlit niches to bath and shower rooms
- Lamp circuits to drawing room

## Utility

- Integrated storage cupboards with choice of door fronts\*
- Choice of high quality laminate work surface
- Sink
- Space & plumbing for washer & dryer

## Bathrooms & en-suites

- Contemporary styled bathrooms incorporating Villeroy & Boch sanitary ware\*
- Bespoke vanity units with choice of colour & finish\*
- Choice of wall & floor tiling\*
- Illuminated mirrors to master en-suite and guest en-suite
- Fitted mirrors to all other bathrooms/en-suites
- Chrome heated towel rails
- Electric underfloor heating
- LED downlighters



## Home Entertainment & Communications

- TV points to living/kitchen area, drawing room, study and all bedrooms
- Telephone/data points to living/kitchen, drawing room, study and all bedrooms
- Cat 5 cabling for multi-room TV/audio linked to central cupboard in utility



### Interior features

- Painted front door with chrome hardware
- High performance, double glazed timber windows
- Oak doors and chrome ironmongery
- Solid oak handrail, treads and string to staircase with painted spindles.
- Fitted wardrobes in master bedroom\*
- Built in cupboards in bedrooms 2 & 3
- Satin paint finish to all internal joinery
- Choice of floor finish to kitchen/living, hallway, utility and all bathrooms\*
- Aluminium bi-fold doors to kitchen
- Vaulted ceiling to master bedroom and kitchen
- Coffered ceiling to family room and drawing room



### Security

- Video entry system from main entrance gates
- External security lighting to front and rear of property
- Security alarm
- Mains fed smoke and heat detectors with battery back up
- 10 Year structural Warranty with Premier Guarantee

### External features

- Electrically controlled entrance gates
- Electrically controlled garage doors to double garage
- Tarmac and block paved driveway & parking area
- Landscaped front garden and turf to rear garden
- Stone paving to pathways and patio areas
- Exterior power points
- External water tap

**CONSUMER  
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**premier**  
guarantee

These properties are offered subject to availability. We reserve the right to improve or change specifications. Although every care has been taken to ensure the accuracy of the information, the contents do not form part of, nor constitute a representation, warranty or part of any contract.

\*Subject to construction stage and chosen from the CountyLife range

\*Photos of typical CountyLife Interiors

Lighting is one of the most important features in your home -  
Our layouts are carefully considered, making the most of each room



Our award winning homes are more efficient, more comfortable and more economical to run.

With our head office in Northumberland, Countylife specialises in individual developments at high quality locations throughout the North East of England.

Our sites are carefully chosen for their desirable locations within easy access of areas of outstanding natural beauty, but close to the centres and amenities of village, town and city.

Our homes, whilst identifying with the architectural style of their location, combine traditional materials and modern technology to provide the ultimate in contemporary living.

With the highest possible quality specification in design and energy conservation, coupled with innovative floor plans and features, we build exceptional award winning new homes which are more efficient, more comfortable and more economical to run.



They are more interesting to look at – and to live in.







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