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Roseate View AMBLE NORTHUMBERLAND

# **"COMING HOME** IS ONE OF THE MOST BEAUTIFUL THINGS"

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# PERFECTLY

# THE SETTING

The harbour town of Amble is perfectly located at the southern gateway to the Northumberland Coast Area of Outstanding Natural Beauty. World-renowned tourist destinations such as Warkworth Castle and Druridge Bay Country Park are within 10 minutes' drive of Amble and The Alnwick Garden is just 20 minutes away.

The delightful beaches of Low Hauxley are a mile south of Amble, while Embleton Village, with miles of sandy beaches and dunes set on North Northumberland Heritage Coastline, is only 13 miles away. Alnmouth is only 6 miles north and one of the most prominent villages in the area. A charming place to visit with shops, cafés, pubs and restaurants as well as popular Foxton Golf Course. 9 miles away, the historic town of Alnwick is famous as the home of the Duke of Northumberland, Alnwick Castle & Gardens and, of course, now a magnet for all Harry Potter fans. Alnwick offers a range of amenities including shops, restaurants, hotels, pubs, a theatre/cinema, leisure centre with swimming pool and schooling for all ages.

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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 Kings Cross and north to Edinburgh's Waverley station.

# AMBLE, NORTHUMBERLAND

Amble is a delightful harbour town, boasting an awardwinning marina with seafood restaurants, boutique ice-cream parlour and a watersports and outdoors centre. Amble Marina has its own pier and the colourful beach huts at Little Shore are extremely popular with tourists and residents alike. Amble High Street has a range of local amenities, including shops, butchers, bakers, greengrocers and cafés. A short boat ride from the harbour takes 'twitchers' to Coquet Island, home to some 35,000 seabirds during the summer months. This RSPB sanctuary is home to 90% of the UK's roseate tern population and the small thrush-like bird is well-renowned in the area. All Saints Living held a competition at Amble Links First School to name the new housing development adjacent to their school and 'Roseate View' was chosen as the name of the new estate.

# **ROSEATE VIEW LIFESTYLE**

The thirteen new properties lie in an idyllic location on the Northumberland coastline. Made up of seven townhouses and six bungalows, the properties on this development benefit from contemporary living in an historic town. Six of the townhouses have four bedrooms, one has three bedrooms. Each property has its own driveway and private back garden. The seven townhouses sit in a prominent position within the development, each enjoying panoramic sea views. The dormer bungalows have three bedrooms, the entire top floor accommodating the master bedroom, and an en-suite bathroom. Each property type has west-facing gardens and a private driveway.

## TOWNHOUSES

#### THREE BEDROOM TOWNHOUSE

On the ground floor the entrance opens to a hallway with store room and WC. Off the hallway is a generous open plan living area with kitchen/dining room to the rear of the property. The dining room has French doors opening out to the back garden, perfect for outside entertaining. Up to the first floor the lounge area has French doors opening out to the balcony with breathtaking coastal views. Bedrooms two and three and the family bathroom are also on this floor. The entire second floor houses the master suite and comes with dual-aspect windows and an en-suite bathroom.

#### FOUR BEDROOM TOWNHOUSE

On the ground floor there is a delightful open plan kitchen/dining and family room, with separate WC and useful store off the entrance hall. Up to the first floor the lounge area has either French or bi-folding doors leading to a feature balcony with glass balustrade, perfect for enjoying the surrounding coastal views. Bedrooms three and four and the family bathroom are also on this floor. The second floor leads to bedrooms one and two. Bedroom one has a useful dressing area and bedroom two benefits from cupboard space. Both have en-suite bathrooms.

## BUNGALOWS

The three bedroom bungalows are located in a cul-desac setting and may appeal to downsizers and retirees, as they provide easy access to accommodation on the ground floor. The ground floor has a spacious kitchen/ dining and living area, with patio doors leading out to the back garden. Bedrooms one and two are on this floor, bedroom one benefitting from an en-suite bathroom, and the family bathroom is also located on this level. The top floor houses the master suite with integrated cupboard space and en-suite bathroom. Each property comes with a private driveway, front and back garden.







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# THREE BEDROOM TOWNHOUSE

#### Plot 1

GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
Living Area	4.49m x 2.97m	14'8" x 9'9"	Family Room	3.02m x 5.14m	9'11" x 16'10"	Master Suite	6.13m x 2.84m	20'11" x 9'4"
Kitchen	3.26m x 3.42m	10'8" x 11'2"	Bedroom 2	3.42m x 2.92m	11'2" x 9'7"	Master En-suite	2.07m x 2.19m	6'9" x 7'2"
Dining	5.82m x 1.87m Widest point	19'1" x 6'1"	Bedroom 3 Bathroom	2.11m x 3.42m 2.20m x 1.87m	6'11" x 11'2" 7'2" x 6'1"			
Entrance Lobby	1.44m x 2.06m	4'8" x 6'9"						
Hall	4.25m x 1.06m	13'11" x 3'5"						
WC	1.70m x 0.90m	5'6" x 2'1"						

Total Square Metres =  $132.09 m^2$  | Total Square Feet = 1421'90''

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot.

THE Townhouses

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Plots 2, 3, 6 & 7 - Bi-folding Doors

Plots 4 & 5 - French Doors

# FOUR BEDROOM TOWNHOUSE

Plots 2, 3, 6 & 7 (Bi-folding Doors) | Plots 4 & 5 (French Doors)

GROUND FLOOR			FIRST FLOOR			SECOND FLOOR		
Living Area	4.49m x 2.97m	14'8" x 9'9"	Family Room	3.02m x 5.14m	9'11" x 16'10"	Bedroom 1	3.02m x 2.94m	9'11" x 9'7"
Kitchen	3.26m x 3.42m	10'8" x 11'2"	Bedroom 3	3.42m x 2.92m	11'2" x 9'7"	Bedroom 1 En-suite	1.8-m x 3.02m	5'10" x 9'11"
Dining	5.82m x 1.87m Widest point	19'1" x 6'1"	Bedroom 4	2.11m x 3.42m	6'11" x 11'2"	Dressing Room	1.50m x 1.87m	4'11" x 6'1"
			Bathroom	2.20m x 1.87m	7'2" x 6'1"	Bedroom 2	3.42m x 3.24m	11'2" x 10'7"
Entrance Lobby	1.44m x 2.06m	4'8" x 6'9"				Bedroom 2 En-suite	1.80m x 2.72m	5'10" x 8'11"
Hall	4.25m x 1.06m	13'11" x 3'5"						
WC	0.90m x 1.70m	2'11" x 5'6"						

*Total Square Metres* =  $144m^2$  | *Total Square Feet* =  $1550^\circ$ 

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot.

THE Bungalows

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# THREE BEDROOM BUNGALOW

Plots 8 - 13

GROUND FLO	OOR		FIRST FLOOR			
Living Area	3.36m x 4.10m	11' x 13'5"	Bedroom 3	6.32m x 4.81m	20'9" x 15'9" 5'3" x 12'10") 6'3" x 9'8"	
Kitchen/ Dining	5.37m x 3.00m	17'7" x 9'10"		(+ 1.60m x 3.92m		
Bedroom 1	3.36m x 3.59m	11' x 11'9"	Bedroom 3 En-suite	1.92m x 2.95m		
Bedroom 1 En-suite	3.36m x 1.30m	11' x 4'3"				
Bedroom 2	3.04m x 3.81m	9'11" x 12'6"				
Hall	1.36m x 6.09m	4'5" x 19'11"				
Bathroom	2.94m x 1.92m	9'7" x 6'3"				

Total Square Metres = 137.8m<sup>2</sup> | Total Square Feet = 1483'27"

Details may vary from plot to plot. Dimensions are approximate and should not be used for furniture space, appliance space or carpet sizes. Please ask for details of your chosen plot.

Specifications

## EXTERNAL FEATURES

- 10 year build warranty provided by Premier Guarantee
- High performance double glazed windows
- Spanish slate roof
- Rear garden fencing
- Paved patio and driveway
- External tap in the garden

# INTERNAL FEATURES

- Internal timber linear smooth doors with modern handles
- Mains wired heat, smoke and carbon monoxide detectors
- Moulded skirtings and architraves
- Paint matt white finish to internal walls
- Smooth ceilings throughout

## KITCHENS

- Contemporary and modern kitchens
- High quality stainless steel appliances
- Gas hob
- Oven extractor
- Oven
- Dishwasher
- Fridge freezer
- Chrome power sockets with USB chargers

## BATHROOMS AND EN-SUITES

- Contemporary sanitaryware with chrome fittings
- Towel radiators as standard in the main bathroom and en-suites
- Half-height tiling in main bathroom and en-suites
- Full-height tiling in showers
- Extractor ventilation

#### ELECTRICAL FEATURES

- TV points in living room and master bedroom
- Energy efficient chrome down lights in kitchen, bathroom and en-suites
- External lighting to front door and rear
- Power sockets with USB chargers









## PLUMBING AND HEATING

- Direct mains pressure water supply
- High efficiency gas boiler
- Wall-mounted radiators with digital programmable controls

EPC Rating: We estimate that the EPC ratings for these properties will be from band B. Actual EPC ratings will be provided prior to conclusion of sale.





## ABOUT ALL SAINTS LIVING

All Saints Living is a privately owned development company working in the residential sector throughout England, Wales and Scotland, and is a part of The High Street Group of Companies based in the North East of England.

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 Newcastle upon Tyne, Warrington, Milton Keynes, Manchester and Salford.

Launched in late 2013, All Saints Living has grown substantially, with close to 150 residential units under construction. Our aim is to provide homes of the highest standard; aspirational properties that we are proud to call All Saints Living homes. Being property developers we know the construction process thoroughly, not only from the build perspective but also from the client and end user point of view. We take time to select the finest quality products and materials, where possible using expert local tradesmen and businesses, to produce a final product that is both exclusive and contemporary.

All Saints have a number of developments currently under construction, including a Grade B Listed mansion house conversion and new build extension, known as Morar House, in Helensburgh. Morar House won 'Best Apartment, Scottish Highlands & Islands' at the UK Property Awards 2018 while another All Saints project, The Walled Gardens, Gosforth, won 'Best Residential Development Tyne & Wear'. The Walled Gardens consists of 14 luxurious homes set within the grounds of Newcastle Racecourse. Further developments have been completed including 26 family homes in Durham City Centre, 2 refurbishments and 1 new build at Sunderland Bridge, 5 refurbished homes and 4 new build bungalows in Rennington, near Alnwick, 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. Find out more about our properties and projects at www.allsaintsliving.com.

Roseate View in Amble will be managed and developed by our sister company, All Saints Construction. For more information on the projects undertaken by All Saints Construction, and to meet the team, please visit www.allsaintsconstruction.co.uk.







#### POSTAL ADDRESSES

The Bungalows: 1–6 Roseate View, Amble, Morpeth NE65 0ZD

The Townhouses: 5–11 Links Road, Amble, Morpeth NE65 0SB

## FOR FURTHER INFORMATION OR TO RESERVE A PROPERTY, PLEASE CONTACT:





Each property mentioned in this brochure (including text, photographs, artists impressions and computer generated images) on all pages is indicative and intended as a guide only. It should not be assumed that any contents/furnishings/furniture etc photographed or illustrated in this 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 in this brochure does not constitute a contract or warranty.

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. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.

