



Roseate View
AMBLE NORTHUMBERLAND



LOVE THE PLACE YOU LIVE



PERFECTLY *Placed*

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 six 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. Nine 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.

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 award-winning 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

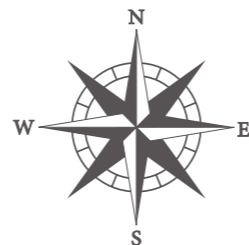
The three bedroom bungalows are located in a cul-de-sac setting and may appeal to downsizers and retirees, as they provide easy access to accommodation on the ground floor. The ground floor has a spacious kitchen/dining and living area, with patio doors leading out to the back garden. Bedrooms one and 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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The Townhouses, Plots 1-7, Links Road
The Bungalows, Plots 8-13 Roseate View



“COMING HOME IS ONE OF THE MOST BEAUTIFUL THINGS”

ANDRE RIEU



Roseate View
AMBLE NORTHUMBERLAND

THE Townhouses



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THREE BEDROOM TOWNHOUSE

Plot 1

GROUND FLOOR

Living Area	4.49m x 2.97m	14'8" x 9'9"
Kitchen	3.26m x 3.42m	10'8" x 11'2"
Dining	5.82m x 1.87m	19'1" x 6'1"
	<i>Widest point</i>	
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"

FIRST FLOOR

Family Room	3.02m x 5.14m	9'11" x 16'10"
Bedroom 2	3.42m x 2.92m	11'2" x 9'7"
Bedroom 3	2.11m x 3.42m	6'11" x 11'2"
Bathroom	2.20m x 1.87m	7'2" x 6'1"

SECOND FLOOR

Master Suite	6.13m x 2.84m	20'11" x 9'4"
Master En-suite	2.07m x 2.19m	6'9" x 7'2"

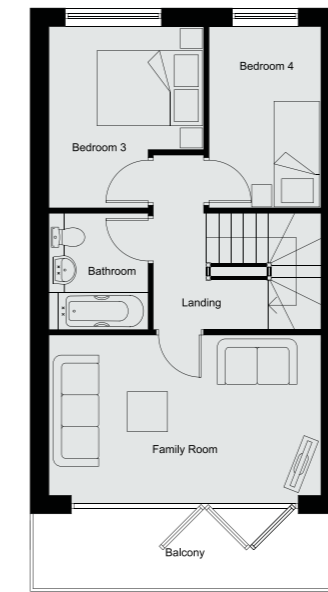
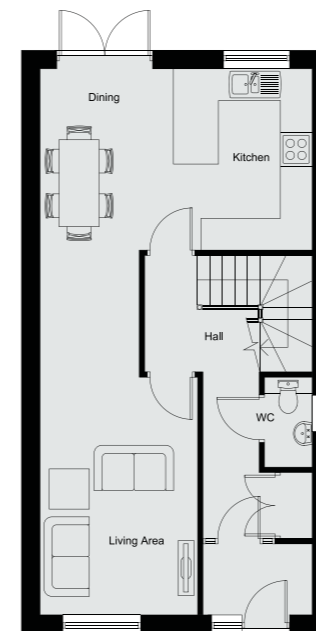
Total Square Metres = 132.09 m² | Total Square Feet = 1421'90"

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.

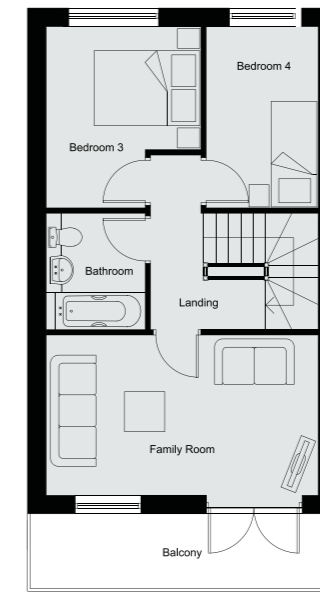
THE Townhouses



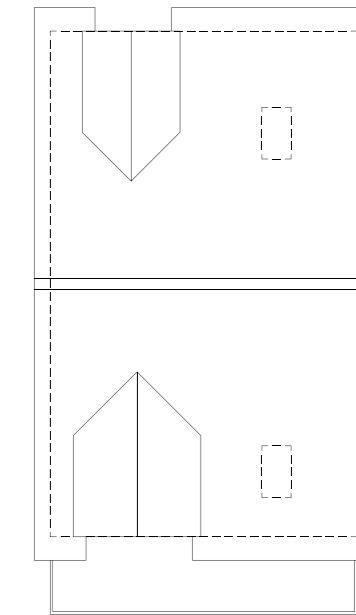
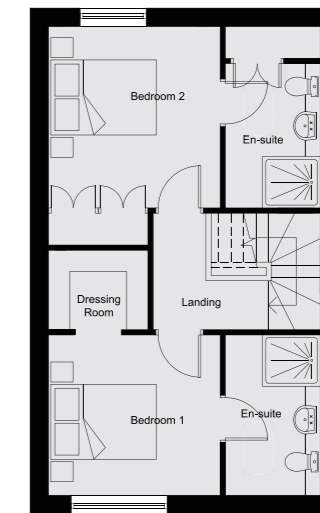
LOVE THE PLACE YOU LIVE



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

Living Area	4.49m x 2.97m	14'8" x 9'9"
Kitchen	3.26m x 3.42m	10'8" x 11'2"
Dining	5.82m x 1.87m	19'1" x 6'1"
	<i>Widest point</i>	
Entrance Lobby	1.44m x 2.06m	4'8" x 6'9"
Hall	4.25m x 1.06m	13'11" x 3'5"
WC	0.90m x 1.70m	2'11" x 5'6"

FIRST FLOOR

Family Room	3.02m x 5.14m	9'11" x 16'10"
Bedroom 3	3.42m x 2.92m	11'2" x 9'7"
Bedroom 4	2.11m x 3.42m	6'11" x 11'2"
Bathroom	2.20m x 1.87m	7'2" x 6'1"

SECOND FLOOR

Bedroom 1	3.02m x 2.94m	9'11" x 9'7"
Bedroom 1 En-suite	1.8-m x 3.02m	5'10" x 9'11"
Dressing Room	1.50m x 1.87m	4'11" x 6'1"
Bedroom 2	3.42m x 3.24m	11'2" x 10'7"
Bedroom 2 En-suite	1.80m x 2.72m	5'10" x 8'11"

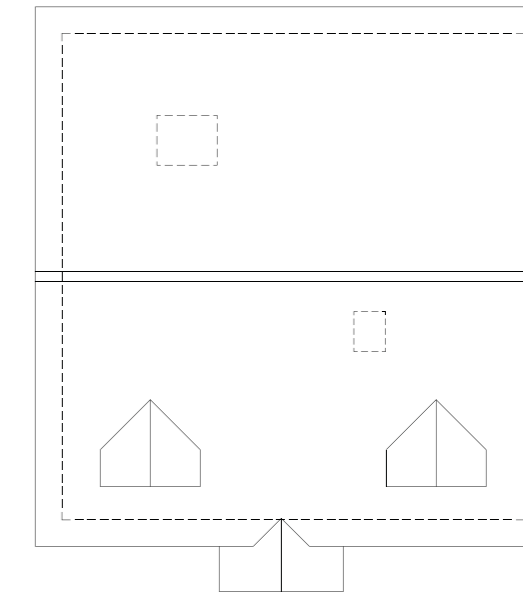
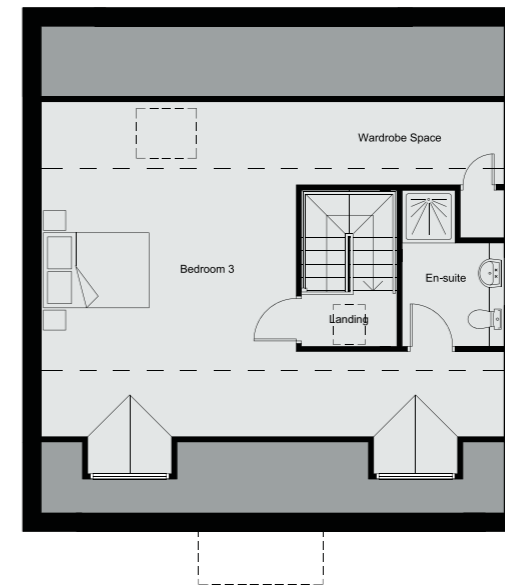
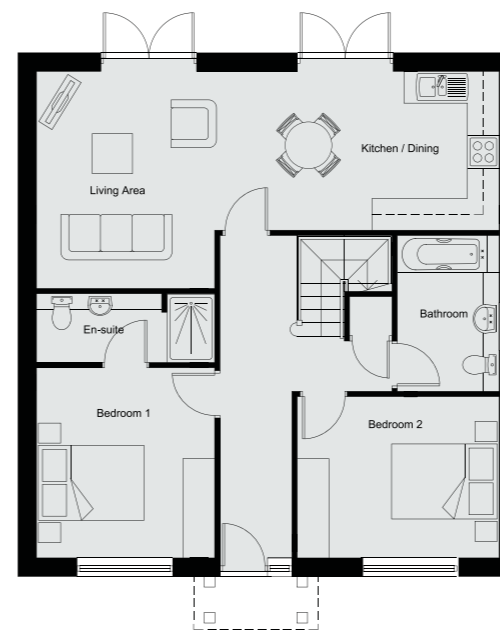
Total Square Metres = 144m² | Total Square Feet = 1550"

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



LOVE THE PLACE YOU LIVE



THREE BEDROOM BUNGALOW

Plots 8 - 13

GROUND FLOOR

Living Area	3.36m x 4.10m	11' x 13'5"
Kitchen / Dining	5.37m x 3.00m	17'7" x 9'10"
Bedroom 1	3.36m x 3.59m	11' x 11'9"
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"

FIRST FLOOR

Bedroom 3	6.32m x 4.81m	20'9" x 15'9"
	(+ 1.60m x 3.92m)	5'3" x 12'10"
Bedroom 3 En-suite	1.92m x 2.95m	6'3" x 9'8"

Total Square Metres = 137.8m² | 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

- Glass balustrade balcony to all townhouses
- UPVC bi-fold doors (selected plots)
- 10 year build warranty provided by Premier Guarantee
- High performance double glazed windows
- Spanish slate roof
- 1.8m rear garden fencing
- Paved path to side and rear of property
- Block paved driveway
- External tap
- Rotavated topsoil to rear 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

KITCHENS

- Contemporary and modern kitchens
- Bosch 4-burner gas hob
- Bosch single stainless steel oven
- Integrated Bosch dishwasher
- Integrated Bosch fridge freezer
- Franke stainless steel 1 ½ bowl sink with chrome mixer tap
- Chrome power sockets

BATHROOMS AND EN-SUITES

- Contemporary sanitaryware with chrome fittings
- Towel radiators as standard in the main bathroom and en-suites
- Porcelanosa half-height tiling in main bathroom and en-suites
- Porcelanosa full-height tiling in showers

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 and rear doors
- Power sockets with USB chargers to master bedroom

PLUMBING AND HEATING

- 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.

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.

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. The Walled Gardens, Gosforth project was nominated at the same event and won 'Best Residential Development Tyne & Wear'.



Larbert House & Country Estate is set in the woodland grounds of Larbert House, Stirlingshire. The development includes full restoration and sensitive conversion of the derelict Grade B Listed Larbert House and stable block into luxury apartments.

Our landmark development has received numerous property award nominations, winning 'Best Renovation Project – Scotland' and earning All Saints Living the title of 'Best Medium Sized Builder – UK' at the Real Estate & Property Awards 2015. In 2017 Larbert House won Best Residential Development Central Scotland at the prestigious UK Property Awards.

For more information on this development visit www.larberthouseestate.com

Moncrieff View is situated within the affluent town of Lenzie, an ideal location for commuters travelling to and from Glasgow and Edinburgh. Consisting of two buildings - 11 apartments in the original school house and 9 apartments in a sympathetic new build extension - the apartments on this development benefit from contemporary living in an historic town. Each of the properties have either 2 or 3 bedrooms and a multitude of modern amenities.

The apartments in the school house benefit from refurbished original windows, as well as the original staircase and a glazed roof atrium in the communal area. The 3 storey new build extension houses 9 apartments, each having a balcony from which to enjoy views over the grounds.

Construction began on this project in 2019.

This development is situated across two walled gardens; The North Walled Garden contains eight, four bedroom semi-detached properties that have been designed to a contemporary finish, incorporating large south facing windows maximising capture of natural light. The Southern Walled Garden contains a further six, five bedroom semi-detached properties. These properties have been finished in a more traditional style in order to complement the surrounding dwellings.

The Walled Garden originally served the 18th Century Brandling Hall and was, more recently, home to a garden centre and aquatics retailer. Its sale for redevelopment has supported the much vaunted improvement programme at Newcastle Racecourse. In an area renowned for its landscaping and wildlife, the homes will be built sympathetic to their surroundings with plenty of natural light and open, green spaces.

The South Garden is now fully occupied and sales launched on the North Garden properties in Summer 2019.





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:



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In accordance with the Consumer Protection from Unfair Trading Regulations in 2014 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



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