

# SPECIFICATION

## Kitchen

- High quality kitchens with choice of door fronts
- Choice of stone work surfaces
- Integrated oven
- Integrated combi microwave/oven
- Induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- LED feature lighting
- Chrome tap

## Utility

- Integrated units with choice of door fronts
- Choice of high quality laminate work surfaces
- Sink
- Chrome tap

## Security

- External security lighting to front and rear of property
- Internal security alarm
- Mains- fed smoke and heat detectors with battery back up
- 2 year warranty with Countylife Homes
- 10 year structural warranty with Premier Guarantee

## Internal features

- Oak veneered doors and chrome ironmongery
- Contemporary staircase with solid oak handrail
- Walk in wardrobes to master bedroom
- Satin paint finish to all internal joinery
- Sliding patio doors to kitchen/family and living room

## Bathrooms

- Contemporary styled bathrooms with high quality sanitaryware
- Vanity units
- Choice of wall and floor tiling
- Fitted mirrors to bathrooms and en-suites
- Chrome heated towel rails
- LED downlighters
- High quality chrome fittings

## Heating & Electrical

- Air source central heating
- Under floor heating to ground floor
- Radiators to first and second floors
- LED downlights with feature pendants and dimmers in selected locations
- Chrome light switches and sockets throughout
- Feature backlit niches to en-suites

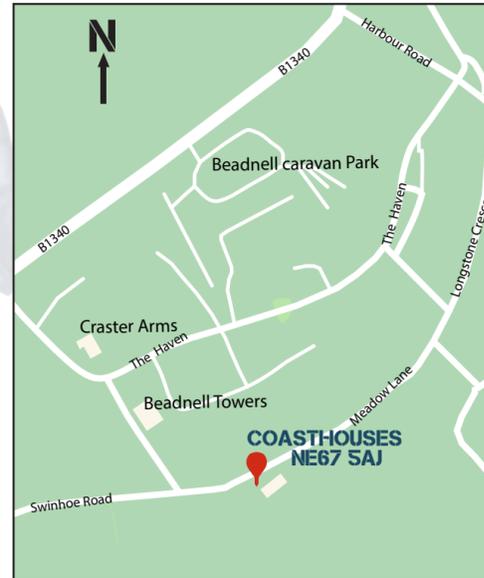
## Home Entertainment & Communication

- TV points to family room, living and master bedroom
- Telephone/data points to family room, living room and master bedroom

## External features

- High performance timber frame construction
- Single integral garage
- Two parking spaces to all plots
- Block paved driveways
- Landscaping to front and rear gardens
- Patio area from kitchen/family room
- Stone paving to pathways and patio areas
- External water tap
- External power socket
- Composite front door with chrome hardware
- High performance, UPVC double glazed windows

# LOCATION



# ABOUT US

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 stylish new homes which are more efficient, more comfortable and more economical to run.

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

premier  
guarantee

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\*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

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exceptional homes

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# COASTHOUSES BEADNELL

# BEADNELL



# COASTHOUSES



# FLOOR PLANS



Coasthouses' location is quite simply unsurpassed. It comprises just four exclusive properties situated close to the centre of Beadnell village and just four hundred yards from one of the most beautiful stretches of coast to be found anywhere. All local amenities are within easy walking distance and in addition to the superb coast and all that it offers, Beadnell's location gives easy access to Northumberland's stunning countryside offering a huge variety of leisure pursuits and activities to suit all ages

Historic Beadnell village comprises almost two distinct parts. The main and oldest part clusters round St Ebba's Church and Beadnell Hall and here is to be found the Craster Arms and the Beadnell Towers hotels and restaurants together with the village shop. A string of houses overlooking the sea links this older part with the harbour area at the north end of Beadnell Bay. It is here that only west facing harbour on the east coast of England and its associated limekilns are situated.



The tiny harbour was constructed in the late 1700's to ship coal and lime but by the mid 1800's that trade had all but vanished and the kilns were used for curing herring. The harbour today provides shelter for a surviving few fishing boats and in season a considerable number of pleasure craft.

Primary schooling is available in nearby Seahouses while older students are catered for in Alnwick. Newcastle is well served by excellent private schools where in addition there are two fine universities and further education colleges.

Twenty minutes or so by car from Beadnell, the bustling market town of Alnwick provides a variety of shops, supermarkets and entertainment including its famous castle and gardens.

Newcastle upon Tyne the regional capital is an hour's drive south. It is home to world famous rugby and football clubs while being equally well known as a cultural centre with its many historic buildings, theatres, museums cinemas and of course the Sage. Scotland's capital, Edinburgh can be reached in ninety minutes by road.

Regular high speed rail services to Newcastle, London and north to Edinburgh are available at Alnmouth Station only twenty minutes away by car. Newcastle International Airport provides regular flights to most UK airports, Europe and the Americas.

The Coasthouse is a superb new home carefully designed to combine its contemporary architecture and layout to maximise the benefits of its unique location.

The main living areas are oriented southwards offering easy access from the ground floor to the landscaped garden and terrace and from the first floor to a deck. Both provide the perfect opportunity for al fresco living and entertaining. The house has four bedrooms with large living areas on both ground and first floors offering extremely versatile accommodation

In addition to its large garage which has plenty of space for bicycles and other recreational equipment, each Coasthouse has the benefit of two parking spaces on its paved private driveway.

From the landscaped and paved access, the front door gives way to a spacious reception hall off which are the study bedroom, the utility room with direct access to the garage and side door, a cloaks cupboard and WC and the generously proportioned family room and kitchen.

On the first floor are two double bedrooms, the larger with a Juliet balcony, and a family bathroom with bath and shower over. The spacious living area's full width sliding doors give access to the south facing balcony which enjoys views toward the Beadnell Bay sand dunes and the rolling Northumberland countryside to the west.

The master bedroom along with its walk in wardrobe and en suite shower room occupies the whole of the second floor. The large south facing window affords superb views toward Beadnell Bay.

The Coasthouse is attentively designed and finished to CountyLife's usual exacting standards. Bathrooms are fitted with contemporary sanitary ware with a choice of floor and wall tiling. To complement the overall superior specification, high quality bespoke kitchens have been professionally designed offering a choice of modern or traditional ranges and finishes, fully fitted with the latest appliances. For that special effect, downlighters are included to principle living areas, the kitchen and bathrooms.

The ultimate specification features high performance UPVC double glazed windows, oak veneered contemporary doors, chrome ironmongery and detailed skirtings and architraves. High efficiency central heating and an exceptional specification of structural insulation ensure the properties are more comfortable more efficient and more economical to run.



Family dining/kitchen  
6.24m x 4.90m  
20' 5" x 16' 1"

Study/bedroom 4  
3.41m x 2.00m  
11' 2" x 6' 6"

Utility  
3.03m x 1.77m  
9' 11" x 5' 9"

Lounge  
6.24m x 4.21m  
20' 5" x 13' 9"

Bathroom  
2.94m max x 2.52m  
9' 7" max x 8' 3"

Bedroom 2  
3.96m x 3.03m  
13' 0" x 9' 11"

Bedroom 3  
3.41m x 3.12m  
11' 2" x 10' 2"

Master bedroom 1  
5.46m plus dormer x 3.50m  
17' 10" plus dormer x 11' 5"

Master en suite  
2.64m x 1.61m  
7' 9" x 5' 3"

# SITE LAYOUT

