

# BELSAY BRIDGE



countylife

Exceptional Homes

# BELSAY BRIDGE

The location of Belsay, one of Northumberland's best known and most attractive villages, is absolutely superb.

Situated only 6 miles from bustling Ponteland yet enjoying the serenity of its rural location and set amongst stunning Northumbrian countryside, it offers an outstanding living environment exuding country charm and character in contrast to the more urban style of its near neighbour.

Historic Belsay, renowned for its ancient castle and magnificent hall, two architectural gems, has its roots in the mists ancient times from when bronze and iron ages' occupation is archaeologically evident. The old English name of the village – Belsay meaning 'the ridge of land belonging to Bel' survives from Saxon times. During the Middle Ages, continuous warfare with the Scots prompted construction of the castle which was later extended into a Jacobean mansion and eventually replaced by the classic revival styled Belsay Hall begun in 1807. The magnificent quarry gardens were constructed at that time including the now mature extensive landscape which necessitated the demolition of the old village of Belsay. It was replaced by the charming estate village we know today. The much admired hall, castle and gardens are now run by English Heritage and open to the public.

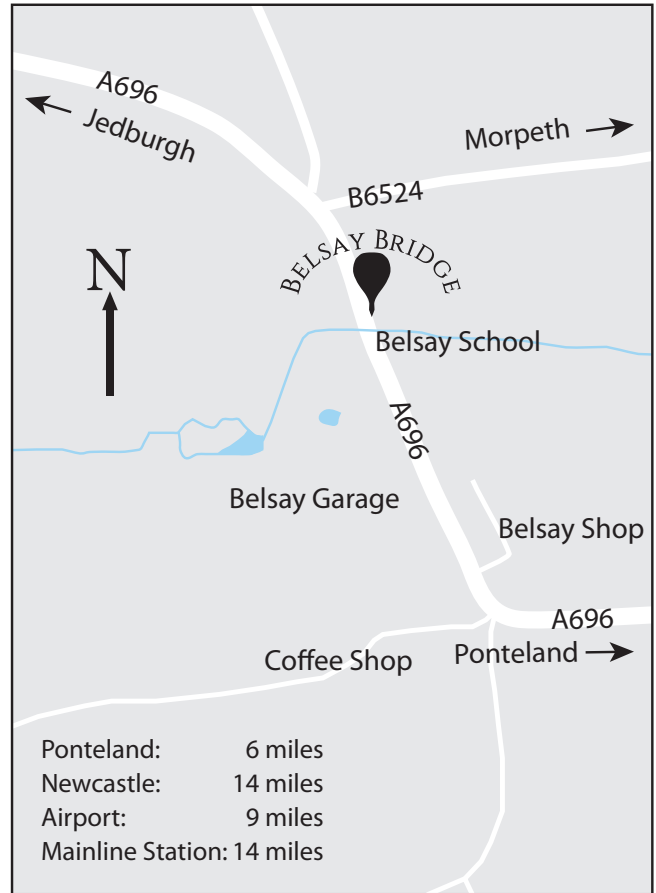
For today's residents, the Belsay Village Shop stocks everyday essentials, a wide selection of local produce, and serves as the post office. The village also offers a coffee shop and a gift shop while supermarket shopping is available in Ponteland.

For families there is a thriving primary school while older students are catered for in nearby Ponteland. Slightly further afield, Newcastle upon Tyne offers first class educational facilities with private schools and two fine universities.

Only 14 miles distant, the city offers a host of attractions, from a variety of shops, restaurants, theatres, art galleries and cinemas to the world famous Sage. For the sports minded it also boasts first class rugby and football teams, racing, top flight basketball and an excellent choice of golf courses.

Set within the rural serenity of Northumberland's stunning countryside yet within easy reach of all amenities, Belsay Bridge offers a quite unique living location.

# SITE PLAN & LOCATION



- |            |                        |
|------------|------------------------|
| Whalton    | Tarmac area/road       |
| Wallington | Footpath               |
| Middleton  | Landscaped/turfed area |
| Hartburn   | Woodland area          |
| Paved area |                        |

Belsay Bridge, Belsay,  
Northumberland, NE20 0ET

# BELSAY BRIDGE HOMES

Belsay Bridge is an exclusive development of just nine superb new homes in the village of Belsay. Its unique setting with four individual house styles offers a quite unrivalled choice and location for family or retirement living.

Countylife's team of architects, engineers and interior planners have combined to produce finely crafted house types blending the best of natural materials and the most up-to-date building techniques carefully designed to reflect the character of the local village architecture. A choice of 3 and 4 bedroom homes in detached, semi detached and cottage terrace form, featuring double or single garages and private parking spaces to each property, are available.

A mix of cut and random natural stone with natural slate roofs and high performance cottage style windows reinforce the traditional architecture of Belsay Bridge which is further complemented in garden areas by carefully designed brick and stone garden walls, timber gates and estate fencing to give a pleasant continuity of design to the whole development.

The traditional external design belies the cutting edge construction technology of these high quality new homes. Highly engineered components afford

exceptional standards of insulation which combined with the latest heating technology minimises running costs, drives down their carbon footprint whilst at the same time providing an excellent level of comfort.

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

As befits properties of this quality, each of award-winning Countylife's thoughtfully designed floor plans combine spacious individual rooms and well proportioned restful living spaces.

The homes at Belsay Bridge offer a unique opportunity to acquire a high quality, energy efficient newly built residence in one of Northumberland's most desirable villages.



9 finely crafted new homes blending the best natural materials  
and the most up-to-date building techniques

# KITCHEN, UTILITY & BATHROOMS



## Kitchen

- High quality kitchens with choice of finish
- Choice of work surfaces
- Integrated oven
- Intergrated combi microwave/oven
- Induction hob
- Integrated dishwasher
- Integrated fridge/freezer
- Integrated washing machine/tumble dryer (except Whalton)
- LED feature lighting
- Chrome tap

## Utility (Whalton Only)

- Integrated units with choice of door fronts
- Choice of high quality laminate work surfaces
- Sink
- Chrome tap
- Integrated washing machine/tumble dryer

## 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

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

\*\*\*Photos of typical Countylife Interiors

**premier**  
guarantee

**CONSUMER**  
**CODE** FOR  
HOME BUILDERS

[www.consumercode.co.uk](http://www.consumercode.co.uk)

# ELECTRICAL, SECURITY & HEATING

## Heating & Electrical

- Air source central heating
- Underfloor heating to ground floor (Whalton)
- Radiators to ground and first floor
- LED downlights with feature pendants and dimmers in selected locations
- Chrome light switches and sockets throughout
- Feature backlit niches to bathrooms and en-suites
- Stove to main lounge

## Home Entertainment & Communication

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

## Security

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

## Management Company

- Maintenance of landscaped areas, roads and footpaths
- Maintenance of street lighting
- Communal electricity
- Maintenance of water treatment plant
- Reserve fund contribution



# EXTERNAL & INTERNAL

## External features

- High performance timber frame construction
- Stone-built garages to all plots with lighting and power (double garage to Whalton)
- Two parking spaces to all plots
- Block paved allocated parking areas
- Turf to front and rear gardens
- Stone paving to pathways and patio areas
- External water tap
- External power socket

## Internal features

- Composite front door with chrome hardware
- High performance, double glazed timber windows
- Internal oak doors and chrome ironmongery
- Staircase with solid oak handrail and painted spindles
- Built in wardrobes to selected bedrooms
- Satin paint finish to all internal joinery
- Double French doors leading from kitchen/family room to patio area



## 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.



WHATLON



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# THE WHALTON



‘The Whalton’ house style is one of a kind, sitting proudly in its own large landscaped plot. Stone built with a slate roof and porch, The Whalton blends seamlessly into the Belsay village streetscape with a sympathetically landscaped cottage garden to add to its ‘kerb appeal’. To the rear, a double garage and two allocated parking spaces are exclusive to this unique property. The rear garden occupies a very generous plot which is contained by a stone wall. A gated access leads to the rear french

doors and a patio area, perfect for alfresco dining in the warmer summer months. Internally the spacious ground floor accommodation comprises of a large open plan kitchen/family room, utility room, formal living room, study, wc and understairs store cupboard. The first floor landing leads to master bedroom complete with en-suite and dressing room. Three further bedrooms share the family bathroom.

The Whalton is a spacious stone built 4 bedroom detached home

# FLOOR PLANS

LIVING 4.33m x 4.05m  
14' 3" x 13' 3"

KITCHEN/  
FAMILY 9.40m x 3.77m  
30' 10" x 12' 4"

STUDY 3.15m x 2.37m  
10' 4" x 7' 9"

UTILITY 2.10m x 1.87m  
6' 10" x 6' 1"

MASTER  
BEDROOM 1 3.33m x 3.62m  
10' 11" x 11' 10"

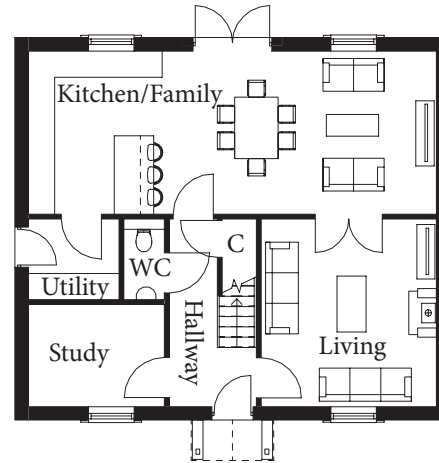
MASTER  
EN-SUITE 2.32m x 1.61m  
7' 7" x 5' 3"

BEDROOM 2 4.05m x 2.78m  
13' 3" x 9' 1"

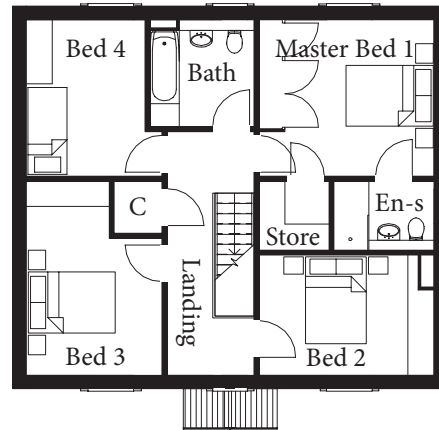
BEDROOM 3 4.48m max x 3.15m  
14' 8" max x 10' 4"

BEDROOM 4 3.62m x 2.75m  
11' 10" x 9' 0"

BATHROOM 2.48m x 2.41m  
8' 2" x 7' 11"



Ground Floor



First Floor

# SITE PLAN



- Whalton
- Wallington
- Middleton
- Hartburn
- Paved area
- Tarmac area/road
- Footpath
- Landscaped/turfed area
- Woodland area

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HARTBURN



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# THE HARTBURN



‘The Hartburn’ house style is one of only two semi-detached properties at Belsay Bridge.

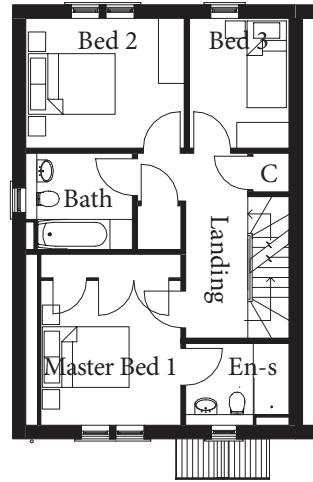
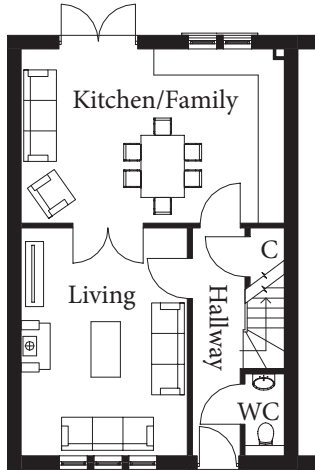
Stone built with a slate roof and porch, The Hartburn blends seamlessly into the Belsay village streetscape with a sympathetically landscaped cottage garden to add to its ‘kerb appeal’. To the rear, a single garage and two allocated parking spaces are standard. The rear garden is contained by a stone wall and a gated access leads to the rear french doors and a patio area, perfect

for alfresco dining in the warmer summer months. Internally the spacious ground floor accommodation comprises of a large open plan kitchen/family room, formal living room, wc and understairs store cupboard. The first floor landing leads to master bedroom with en-suite and two further bedrooms which share the family bathroom. A second floor adds to the spacious accommodation, comprising of a guest bedroom with en-suite and large store.

The Hartburn is a stone built 4 bedroom semi-detached home

# FLOOR PLANS

(PLOT 9 MIRRORED)



LIVING 5.29m x 3.90m  
17' 4" x 12' 9"

KITCHEN/  
FAMILY 6.10m x 4.02m  
20' 0" x 13' 2"

MASTER 3.259m x 3.22m  
BEDROOM 1 10' 8" x 10' 7"

MASTER 2.41m x 1.91m  
EN-SUITE 7' 11" x 6' 3"

BEDROOM 2 3.67m x 3.02m  
12' 0" x 9' 10"

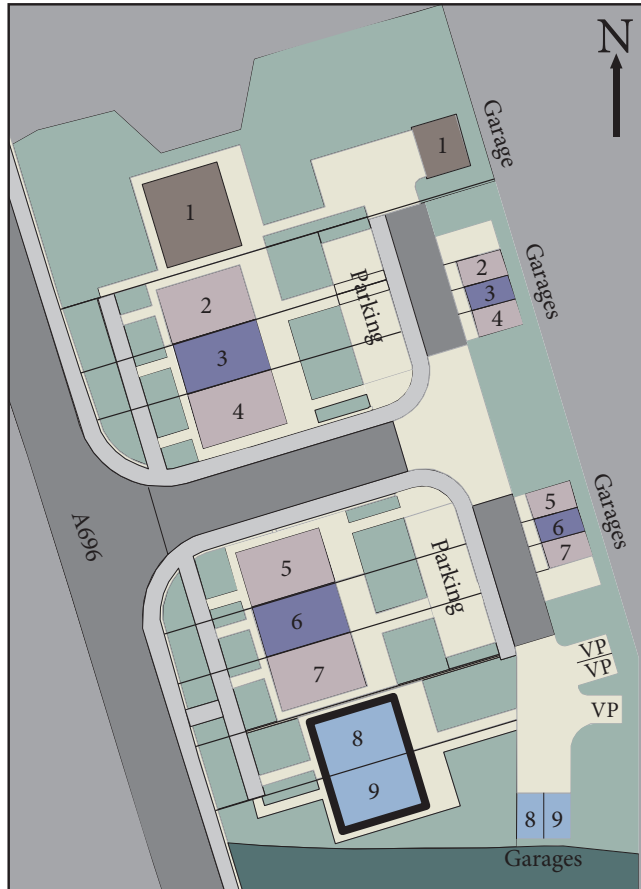
BEDROOM 3 3.02m x 2.33m  
9' 10" x 7' 8"

BATHROOM 2.48m x 2.24m  
8' 1" x 7' 4"

GUEST 3.59m x 3.29m  
BEDROOM 4 11' 9" x 10' 9"

EN-SUITE 3.97m max x 1.41m  
12' 9" max x 4' 7"

# SITE PLAN



- Whalton
- Wallington
- Middleton
- Hartburn
- Paved area
- Tarmac area/road
- Footpath
- Landscaped/turfed area
- Woodland area

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WALLINGTON



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# THE WALLINGTON



‘The Wallington’ is an end-terrace house style. Stone built with a slate roof and porch, The Wallington blends seamlessly into the Belsay village streetscape with a sympathetically landscaped cottage garden to add to its ‘kerb appeal’. To the rear, a single garage and two allocated parking spaces are standard. The rear garden is contained by a stone wall and a gated access leads to the

rear french doors and a patio area, perfect for alfresco dining in the warmer summer months. Internally the spacious ground floor accommodation comprises of a large open plan kitchen/family room, formal living room, wc and understairs store cupboard. The first floor landing leads to master bedroom with en-suite and two further bedrooms which share the family bathroom.

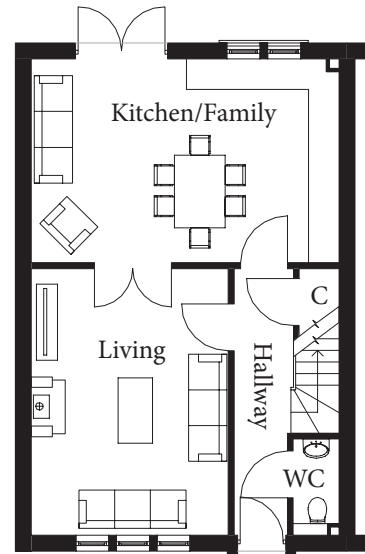
The Wallington is a stone built 3 bedroom end terrace home.

# FLOOR PLANS

(PLOTS 4 & 7 MIRRORED)

LIVING 5.27m x 3.90m  
17' 4" x 12' 9"

FAMILY DINING/  
KITCHEN 6.10m x 4.03m  
20' 0" x 13' 3"



Ground Floor

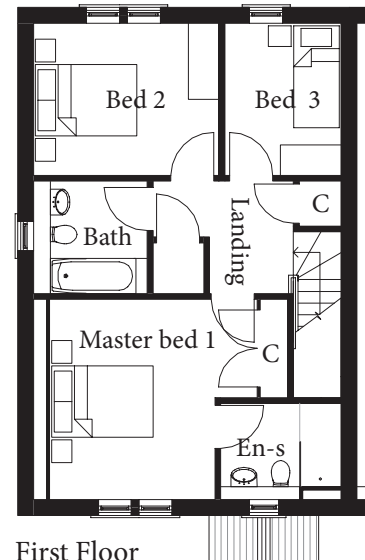
MASTER BEDROOM 1 3.97m max x 3.96m  
13' 0" max x 13' 0"

MASTER EN-SUITE 2.41m x 1.91m  
7' 11" x 6' 3"

BEDROOM 2 3.67m x 3.02m  
12' 7" x 9' 11"

BEDROOM 3 3.02m x 2.33m  
9' 11" x 7' 8"

BATHROOM 2.24m x 2.21m  
7' 4" x 7' 3"



First Floor

# SITE PLAN



- Whalton
- Wallington
- Middleton
- Hartburn
- Paved area
- Tarmac area/road
- Footpath
- Landscaped/turfed area
- Woodland area

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MIDDLETON



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# THE MIDDLETON



‘The Middleton’ is a mid-terrace house style. Stone built with a slate roof and porch, The Middleton blends seamlessly into the Belsay village streetscape with a sympathetically landscaped cottage garden to add to its ‘kerb appeal’. To the rear, a single garage and two allocated parking spaces are standard. The rear garden is contained by a stone wall and a gated access leads to the

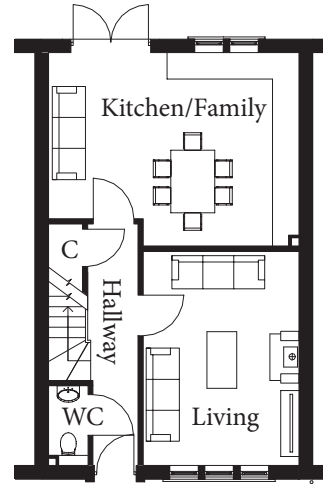
rear french doors and a patio area, perfect for alfresco dining in the warmer summer months. Internally the spacious ground floor accommodation comprises of a large open plan kitchen/family room, formal living room, wc and understairs store cupboard. The first floor landing leads to master bedroom with en-suite and two further bedrooms which share the family bathroom.

The Middleton is a stone built 3 bedroom mid-terrace home

# FLOOR PLANS

LIVING 4.89m x 3.56m  
16' 0" x 11' 8"

KITCHEN/  
FAMILY 5.75m x 4.41m  
18' 10" x 14' 6"



Ground Floor

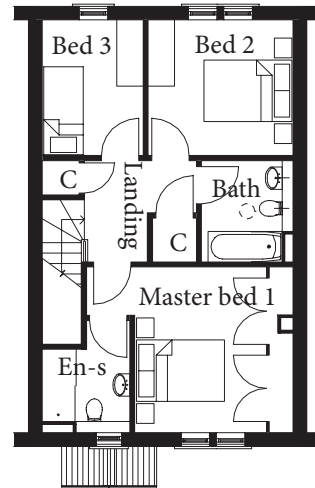
MASTER  
BEDROOM 1 3.79m x 2.90m  
12' 5" x 9' 6"

MASTER  
EN-SUITE 2.66m max x 2.02m  
8' 9" max x 6' 8"

BEDROOM 2 3.33m x 3.10m  
10' 11" x 10' 2"

BEDROOM 3 3.10m x 2.33m  
10' 2" x 7' 7"

BATHROOM 2.32m x 2.12m  
7' 8" x 6' 11"



First Floor

# SITE PLAN



- Whalton
- Wallington
- Middleton
- Hartburn
- Paved area
- Tarmac area/road
- Footpath
- Landscaped/turfed area
- Woodland area

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