

A DEVELOPMENT BY:



GREENWAY HOMES IS THE TRADING NAME OF GREENWAY HOMES (NE) LIMITED

SELLING AGENTS:



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GARDEN MEWS

GARDEN STREET, BLAYDON-ON-TYNE

AN EXCLUSIVE DEVELOPMENT OF FAMILY HOMES AND APARTMENTS





## GARDEN MEWS

AN EXCLUSIVE DEVELOPMENT OF BEAUTIFUL HOMES WITH A SELECTION OF 25 QUALITY THREE-STOREY FAMILY HOMES, MEWS HOUSES AND APARTMENTS, LOCATED WITHIN BLAYDON'S CONSERVATION AREA.

This flagship development by local independent developer Greenway Homes has been sympathetically designed, giving stunning architecture blended with contemporary, elegant living. Attention has been paid to the historical importance of the location, and is centred around the imposing Georgian building Blaydon House, which will be lovingly restored to provide three exclusive townhouses of stone construction and features inherent of its time.

The four-bedroomed, three-storey townhouses extend to circa 1300sq ft and offer fabulous family living, with the benefit of a private driveway, some with garaging and all with sufficient parking for two cars.

The two-bedroomed apartments extend to over 600 sq. ft and feature contemporary open plan living spaces, two double bedrooms and superb glass balconies with southerly aspects as well as allocated parking.

The mews houses are delightfully quirky, situated within the courtyards of the development and set over ground and first floors. Extending to circa 764 sq. ft, these charming properties benefit from open kitchen/dining room, first floor lounge with a south facing balcony and two bedrooms.



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## ON YOUR DOORSTEP

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IDEALLY PLACED TO BENEFIT FROM THE WORLD CLASS CITY CULTURE OF NEWCASTLE, AS WELL AS THE TRANQUILLITY OF THE DERWENT VALLEY, GARDEN MEWS OFFERS A BLEND OF LIFESTYLE BENEFITS.

Situated on the oldest street in Blaydon, this prominent and historical site is of regional importance and interest and the development is positioned in the heart of Blaydon's Conservation Area.

For those who want to shop 'til they drop, or enjoy stylish restaurants and nightlife, Newcastle city centre and bustling Quayside are only 5 miles away. For fans of the great outdoors, stunning family walks and cycle routes are on the doorstep. At 175 hectares in size and including meadows, woodlands, wetlands and riverside all linked by a series of waymarked paths, the fantastic Derwent Walk Country Park is situated within 2.3 miles of Garden Mews.

Gibside National Trust site is only 4 miles away and provides a great day out for all the family. The Georgian landscape gardens benefit from Derwent Valley views, winding paths and refreshing open spaces.

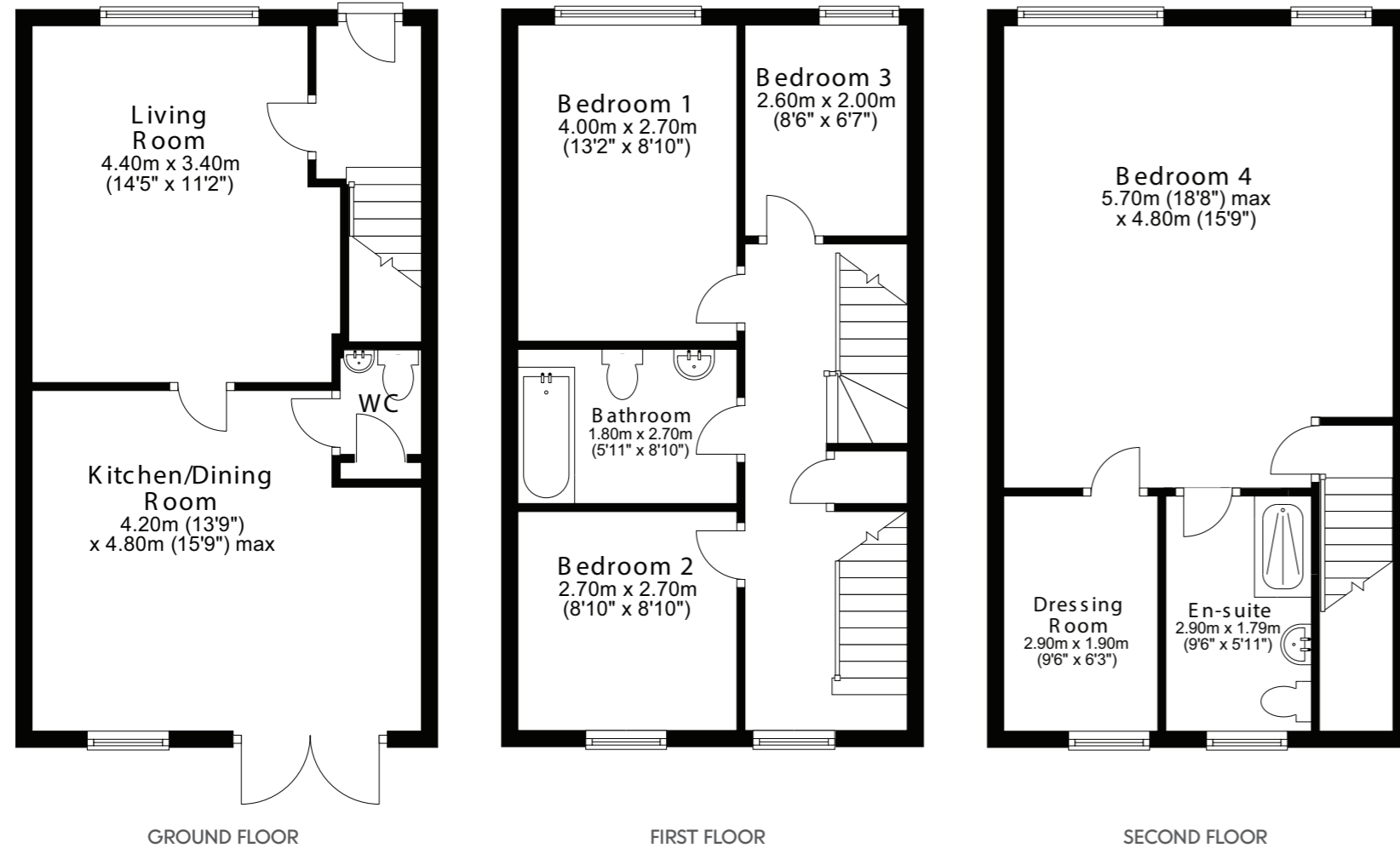
Families will appreciate the quality of local schooling, with the development being in the catchment area of both Blaydon West Primary School and St Joseph's RC Primary School, as well as the highly regarded St. Thomas More Catholic School for children aged 11 upwards.

Local supermarkets and convenience stores, as well as independent local shopping, is available a stone's throw away within Blaydon Shopping Centre, offering excellent accessibility to residents.



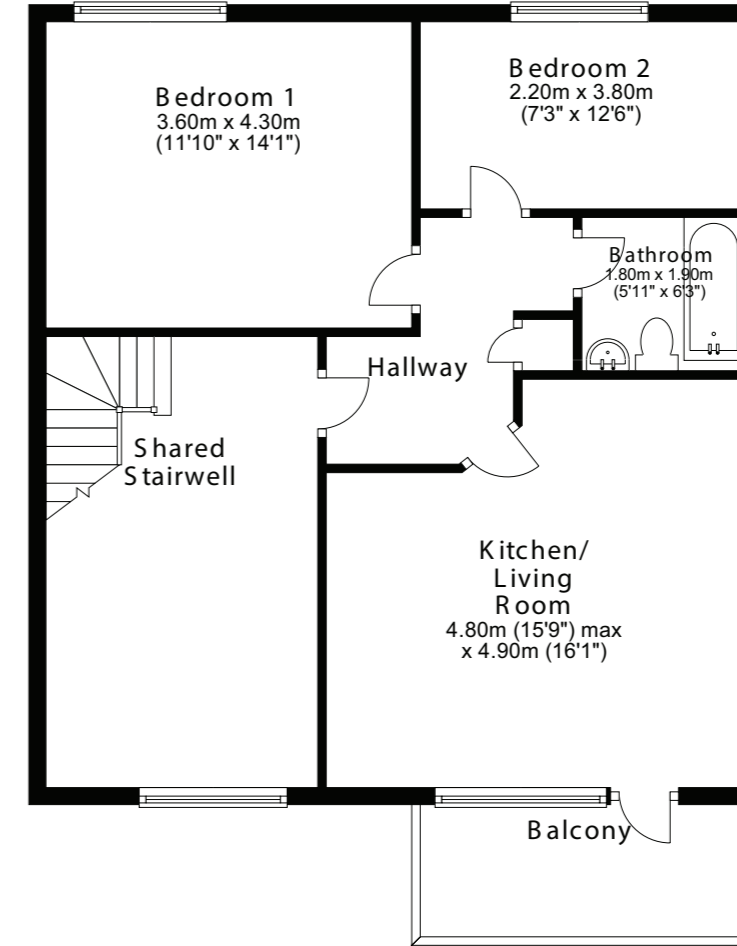


> THE BEAUMONT - TOWNHOUSE (UNITS 1-6, 11 AND 12)



TOTAL AREA: APPROX. 124.9 SQ. METRES (1344.2 SQ. FEET)

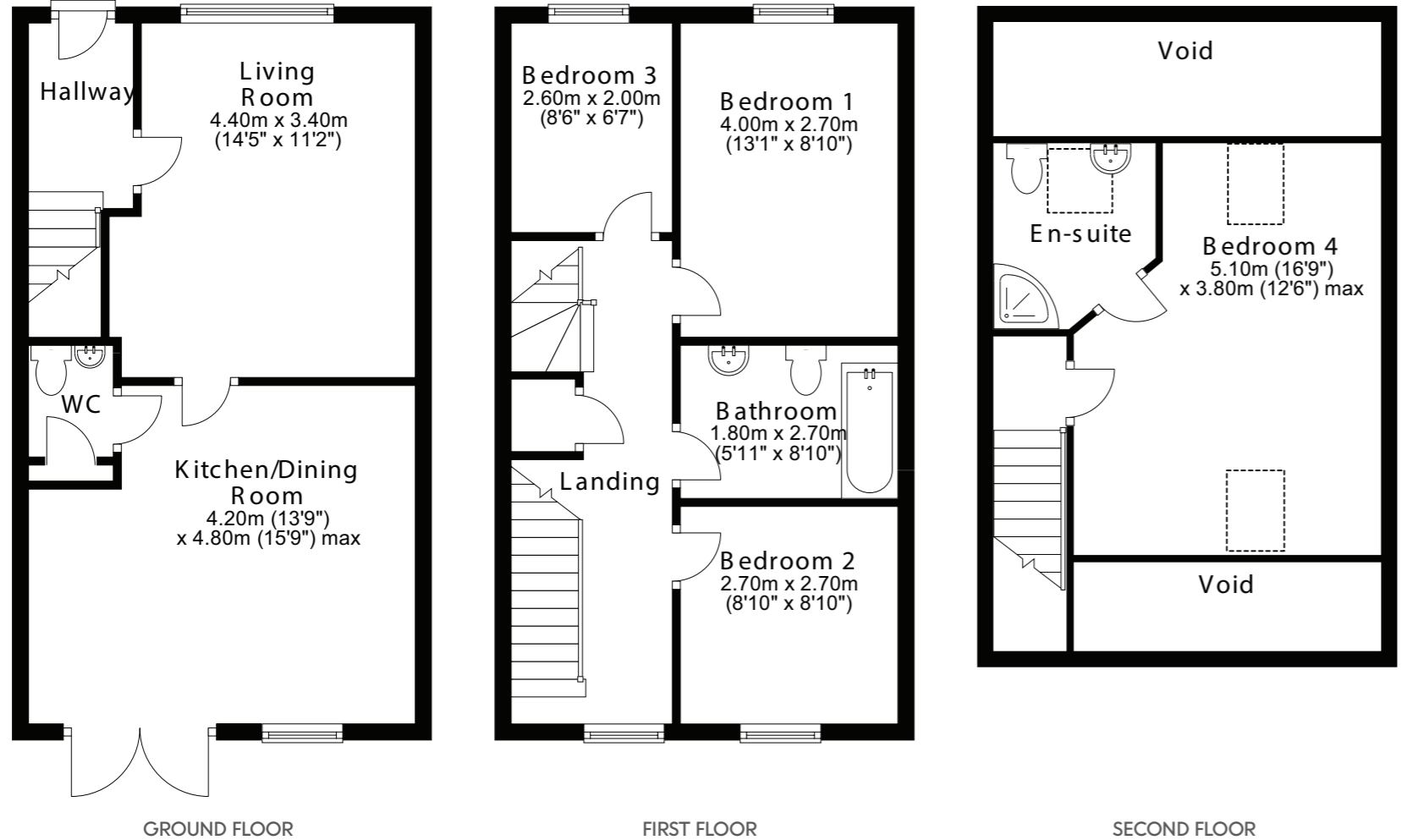




TOTAL AREA: APPROX. 56.0 SQ. METRES (602.9 SQ. FEET)



> THE STRATHMORE - TOWNHOUSE (UNITS 14 - 17)



TOTAL AREA: APPROX. 1071 SQ. METRES (1152.9 SQ. FEET)







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## BLAYDON HOUSE

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A DEVELOPMENT STEEPED IN HISTORY, AND A SIGNIFICANT RELIC OF TYNE & WEAR'S PAST AS AN INDUSTRIAL SPEARHEAD OF BRITAIN, GARDEN MEWS IS POSITIONED ON THE 'OLDEST STREET IN BLAYDON' AND IS AT THE HEART OF ITS CONSERVATION AREA.

The stone frontage of the imposing Blaydon House has been lovingly retained and will be transformed into three substantial townhouses, paying homage to its Georgian roots.

Originally constructed in 1819, the house was built for John Mulcaster, who was Agent to Colonel Thomas Richard Beaumont. The house is also believed to be one of the final stops on Sir Edward Blackett's 'Lead Way', where lead was carried from the mines at Allenheads to the smelt mill at Blaydon - now the site of the railway station.

Great care and attention to detail, synonymous with Greenway Homes' corporate ethos, has been paid to revive the history of this building, whilst using modern building techniques to provide luxury family homes.

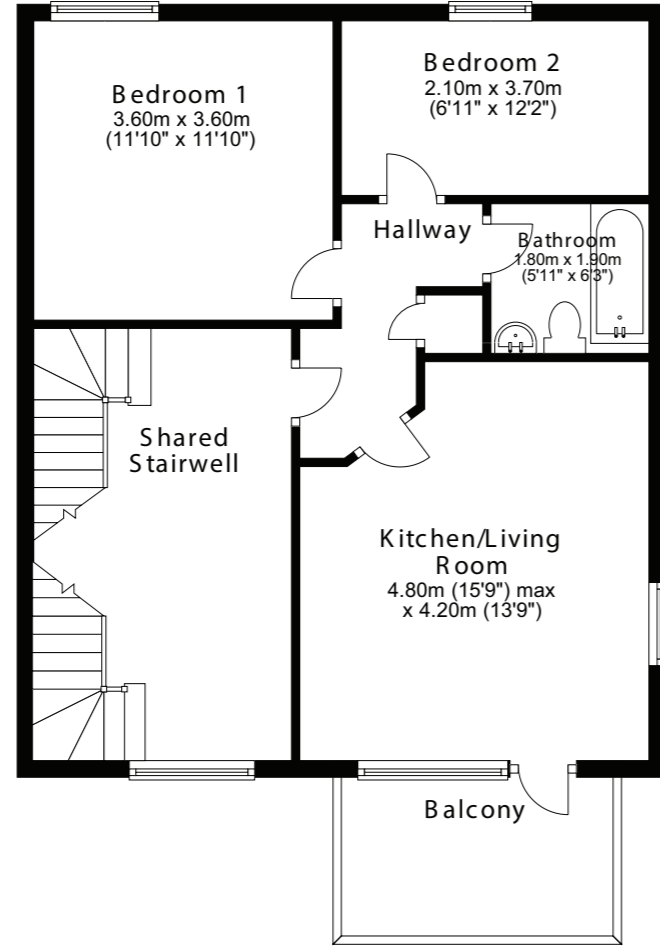
These bespoke townhouses, offering homes with 1100-1500 sq ft, will portray the grandeur and prestige originally associated with the history of this fine Georgian building, with stunning architectural features inherent of its time.

*Greenway Homes is proud to play its part in preserving the history and cultural importance of Blaydon House, whilst proving luxury homes which will showcase its splendour for many years to come.*



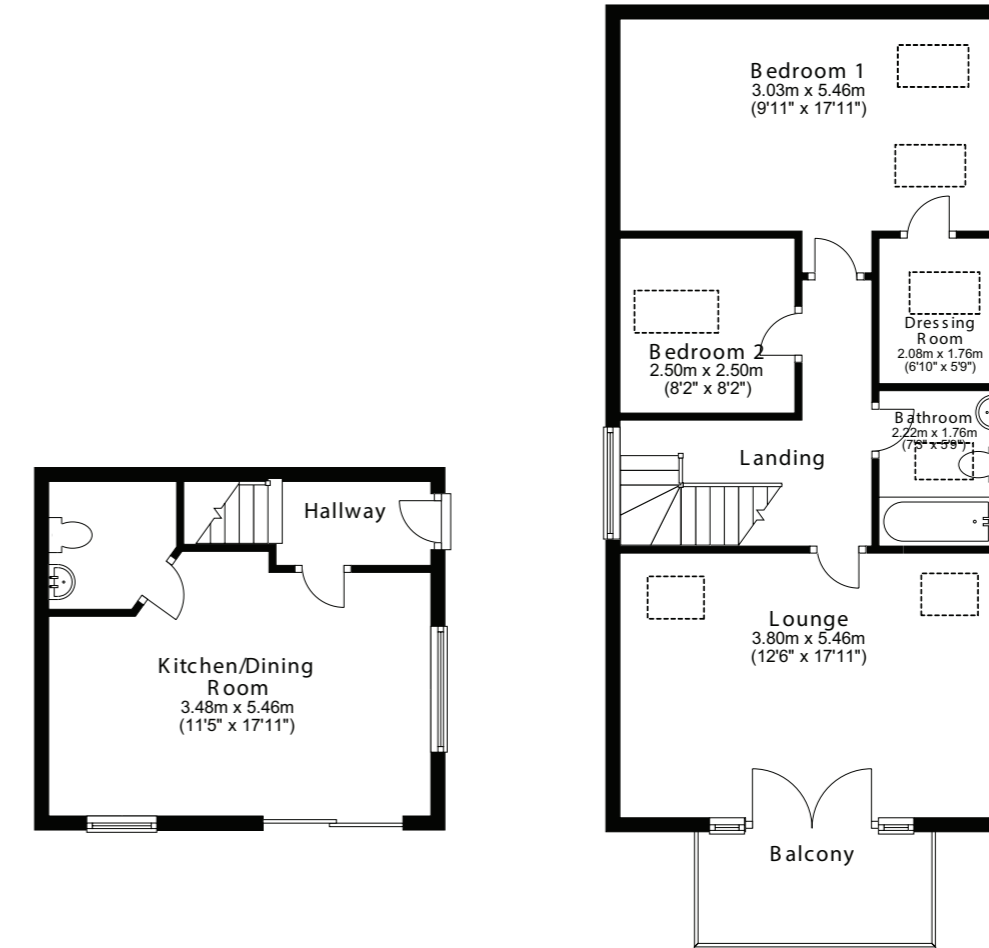


> THE DERWENT - APARTMENTS (UNITS 21 - 23)



TOTAL AREA: APPROX. 48.9 SQ. METRES (526.4 SQ. FEET)





GROUND FLOOR

FIRST FLOOR

TOTAL AREA: APPROX. 88.5 SQ. METRES (952.6 SQ. FEET)



### GARDEN MEWS

- THE BEAUMONT
- THE NORTHUMBRIA
- THE MULCASTER
- THE STRATHMORE
- BLAYDON HOUSE
- THE DERWENT
- V VISITOR PARKING





## TOWNHOUSES

### CONSTRUCTION

- Superior timber frame construction
- High levels of insulation and air tightness
- Decorative chimneys
- Composite front door
- High grade powder coated aluminium windows with soundproof glass and acoustic ventilation to front elevations
- UPVC double glazed windows and patio doors to rear elevations

### KITCHEN

- Contemporary layout with quality tall units and soft close door fronts
- 30mm solid Quartz worktops
- Under unit lighting
- Ceramic sink with monobloc tap
- Stainless steel AEG electric oven and four burner electric hob
- Stainless steel chimney extractor hood
- Integrated dishwasher, washer and fridge/freezer
- Concealed condensing Baxi combi boiler
- Security alarm panel

### INTERIOR FINISHING

- Emulsion finish to all walls
- White emulsion finish to ceilings
- Panelled internal doors with black handles
- Contemporary architraves and skirtings with eggshell finish
- Staircase finished with painted spindles and balustrade

### BATHROOMS AND EN-SUITES

- Villeroy & Boch Avento wall hung wc and vanity style wash basins
- White contemporary bath
- Hudson Reed black wet room style shower screen
- Grohe shower system and contemporary chrome taps
- Chrome heated towel rails
- Ceramic tiling to walls and floors

### ELECTRICAL

- Downlighters to kitchens, bathrooms and en-suites
- Central ceiling lights to all other rooms
- Mains connected smoke and intruder alarms with heat detection kitchen sensors
- TV and telephone points to living room and master bedroom
- External lighting to front and rear
- Extractor fan with isolator to bathrooms, en-suites and ground floor WC

### EXTERNAL

- Paving to front and rear pathways
- Artificial turf to front gardens
- Lawned rear garden
- Electric garage doors to relevant plots
- Fenced boundary



## APARTMENTS AND MEWS HOUSES

### CONSTRUCTION

- Traditional block and brick construction with concrete stairs and floors (Apartments)
- Superior timber frame construction (Mews Houses)
- High levels of insulation and air tightness
- Composite front door
- High grade powder coated aluminium windows with soundproof glass and acoustic ventilation to the front elevations
- UPVC double glazed windows and patio door to rear elevations
- Stone head and cills (Mews Houses only)
- Decorative dovecotes (Mews Houses only)

### KITCHEN

- Contemporary kitchen layout with quality tall units and soft close door fronts
- Quality 30mm Quartz worktops
- Under unit lighting
- Ceramic sink with monobloc tap
- Stainless steel electric single oven and four burner electric hob
- Stainless steel chimney extractor hood
- Integrated dishwasher and fridge/freezer
- Concealed condensing Baxi combi boiler
- Security alarm panel

### INTERIOR FINISHING

- Emulsion finish to all walls
- White emulsion finish to ceilings
- Panelled internal doors with black handles

- Contemporary architraves and skirtings with eggshell finish
- Staircase finished with painted spindles and balustrade (Mews Houses only)

### BATHROOMS

- RAK Resort wall hung WC and vanity style wash basins
- White contemporary bath
- Hudson Reed black wet room style shower screen
- Grohe shower system and contemporary chrome taps
- Chrome heated towel rails
- Ceramic tiling to walls and floors

### ELECTRICAL

- Downlighters to kitchens and bathrooms
- Central ceiling lights to all other rooms
- Mains connected smoke and intruder alarms with heat detection kitchen sensors
- TV and telephone points to living room and master bedroom
- External lighting
- Extractor fan with isolator to bathrooms

### EXTERNAL

- Glass balconies (applicable plots)
- External lighting
- Paving to pathways





HALLGARTH MEWS, WINLATON – A COMPLETED DEVELOPMENT BY GREENWAY HOMES

## GREENWAY HOMES

GREENWAY HOMES IS AN INDEPENDENT LOCAL DEVELOPER, COMMITTED TO AND PASSIONATE ABOUT DESIGNING AND BUILDING HIGH QUALITY, EXCLUSIVE HOMES OF INDIVIDUAL STYLE.

With an unrivalled attention to detail, Greenway Homes focuses on providing discerning buyers with a home to be truly proud of.

Following the success of their first development, Hallgarth Mews in Winlaton, which saw unprecedented demand, Garden Mews has been designed and delivered to attract a wide range of purchasers. From first time buyers, to young families and downsizers, there really is a property to suit every need.

Each property is designed with sustainability in mind, maximising natural light and reflecting a way of living which is synonymous with quality and luxury.

With a comprehensive and attentive aftersales care approach, as well as all appropriate warranties, buyers can have full confidence in the quality of a Greenway property.





> INTERIOR DESIGN

## CURATED INTERIORS

GREENWAY HOMES HAVE PARTNERED WITH BERNARD INTERIORS TO OFFER A TRULY EXCEPTIONAL STANDARD OF INTERIOR FINISH, WITH EACH HOUSE TYPE'S SPECIFICATION BEING INDIVIDUALLY CURATED BY THEIR AWARD-WINNING DESIGN TEAM.

From bespoke kitchen layouts, to stunning bathrooms and interior design finishes, residents of Garden Mews will have the benefit of a highly functional and stylish property which has been suitably designed to maximise the space and architectural features of the development.

Bernard Interiors is an award-winning interior and architectural design studio working on projects throughout the UK and abroad. Founded in 2008 by Jen Bernard, the practice provides a tailored service, interpreting their clients' requirements to perfection and creating beautiful and timeless interiors, executed with exceptional attention to detail. Using their wealth of expertise, the success of Bernard Interiors is built on delivering an outstanding, confidential and personable experience for each of their clients. The practice covers all aspects of interior design projects from space planning and architectural intervention to bespoke joinery, furnishings and lighting design schemes.



BERNARD  
INTERIORS

