

NORTH FARM MEWS

— BY —



LINDISFARNE HOMES



North Farm Mews
Rennington, Alnwick, NE66 3QY



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North Farm Mews is located on the edge of the small picturesque village of Rennington, enjoying long distance countryside views, approximately 3.5 miles from the stunning Northumberland Coast, comprising of just 10 exclusives homes, to include 8 new build and 2 Grade II Listed barn conversions, built in local Northumberland Hutton stone, with natural slate roofs by the renowned developer, Lindisfarne Homes.

Situated within the village, close by is the quaint country pub, The Horseshoes Inn, featured in the 'Good Beer Guide' with a reputation for 'a warm friendly welcome and freshly cooked locally sourced food.'

There is also the All Saints Church and the Village Hall, which is the centre of the community and village life.

4 miles to the south east is the historic market town of Alnwick, with Alnwick Castle taking pride of place, home to the Duke of Northumberland.

Northumberland's ducal town, with its quaint cobbled streets offers a full range of food shopping facilities, from Sainsburys to Lidl, the retail park which includes Marks & Spencer's Food and Turnbull's Northumberland Food Hall. Quaint independent shops sit alongside high street retailers, with a wide range of eateries, pubs and restaurants.

There is also Willowburn Leisure Centre, The Playhouse Theatre and of course the world-famous Alnwick Gardens.

Alnwick – 4 miles

The Coast (Embleton 3.5 miles and Newton By-The-Sea 4.5 miles)

Alnmouth Railway Station (5.6 miles) is on the East Coast Main Line, north to Edinburgh and south to Newcastle upon Tyne and further south to London Kings Cross.

Newcastle Upon Tyne – 38 miles

Edinburgh – 84 miles



The Stamford – 1,604 Sq. Ft (Plots 1, 2 & 4)



Room Measurements

Living Room: 5.15m x 3.69m (16'11" x 12'1")

Kitchen/Dining/Family Room: 8.80m x 4.61m (28'10" x 15'1")

Study: 2.94m x 2.92m (9'8" x 9'7")

Bedroom 1: 4.60m x 2.81m (15'1" x 9'3")

Bedroom 2: 3.75m x 3.39m (12'4" x 11'1")

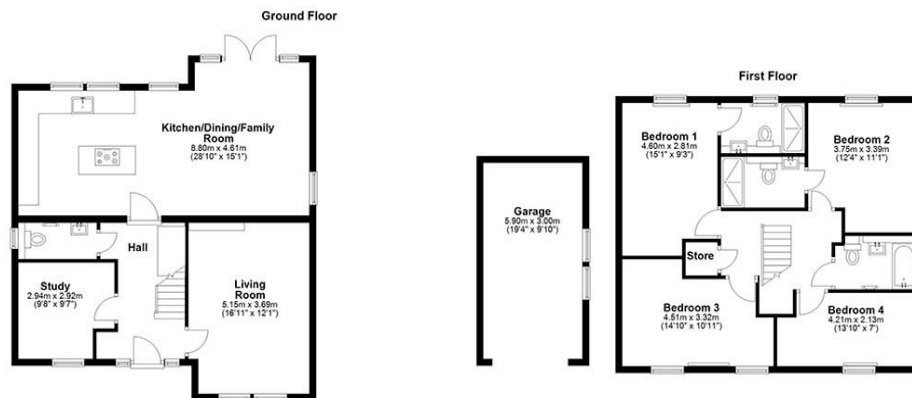
Bedroom 3: 4.51m x 3.32m (14'10" x 10'11")

Bedroom 4: 4.21m x 2.13m (13'10" x 7'0")

Plot 1 Single Garage: 5.9m x 2.9m (19'3" x 9'5")

Plot 2 Double Garage: 5.9m x 5.9m (19'3" x 19'3")

Plot 4 Single Garage: 6.0m x 3.2m (19'7" x 10'5")



The Howick – 1,496 Sq. Ft (Plots 3, 5 & 10)



Room Measurements

Living Room: 5.20m x 3.27m (17'1" x 10'9")

Kitchen/Dining/Family Room: 8.00m x 3.83m (26'3" x 12'7")

Study: 3.70m x 2.60m (12'2" x 8'6")

Bedroom 1: 4.57m x 2.80m (15'2" x 9'2") (to include Dressing Area)

Bedroom 2: 3.69m x 3.04m (12'1" x 10'0")

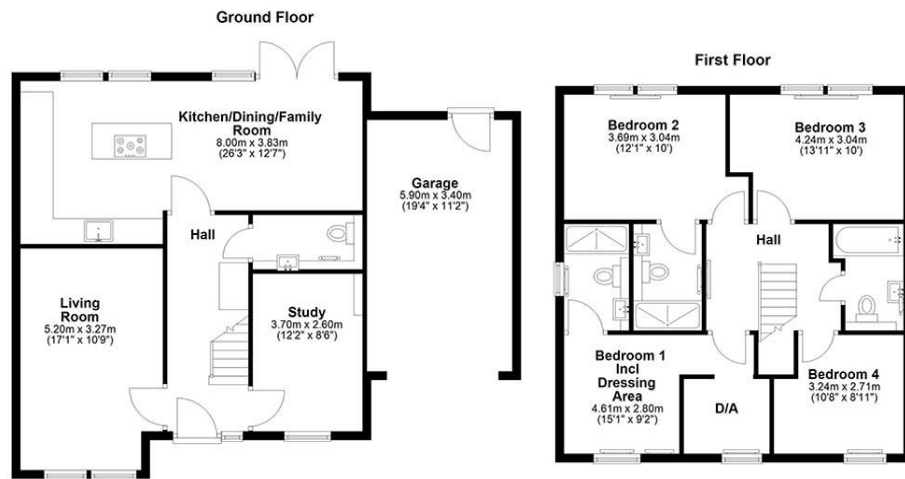
Bedroom 3: 4.24m x 3.04m (13'11" x 10'0")

Bedroom 4: 3.24m x 2.71m (10'8" x 8'11")

Plot 3 Garage: 6.0m x 3.4m (19'7" x 11'2")

Plot 5 Garage: 6.0m x 3.4m (19'7" x 11'2")

Plot 10 Garage: 6.0m x 3.4m (19'7" x 11'2")



The Charlton – 1,216 Sq. Ft (Plots 6 & 7)



Ground Floor



Room Measurements

Living Room: 5.15m x 3.62m (16'11" x 11'11")

Kitchen/Dining/ Family Room: 6.67m x 3.88m (21'11" x 12'9")

Utility

Bedroom 1: 3.04m x 3.96m (13'5" x 10'10") with ensuite

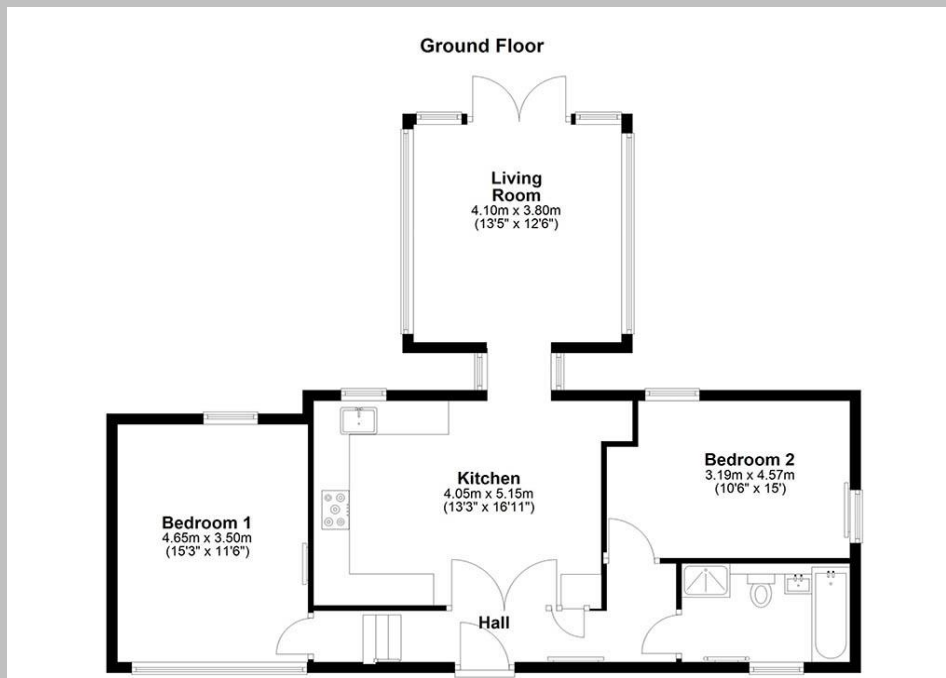
Bedroom 2: 3.91m x 3.03m (12'10" x 9'11")

Bedroom 3: 3.46m x 3.10m (11'4" x 10'2")

Family Bathroom

Single Garage 6.0m x 3.4m (19'7" x 11'2")

The Bothy - 1,001 Sq. Ft (Plot 8)



Room Measurements

Living Room: 4.10m x 3.80m (13'5" x 12'6")

Kitchen: 4.05m x 5.15m (13'3" x 16'11")

Bedroom 1: 4.65m x 3.50m (15'3" x 11'6")

Bedroom 2: 3.19m x 4.57m max (10'6" x 15'0")

Family Bathroom

Single Garage: 6.0m x 3.4m (19'7" x 11'2")

The Byre – 1,937 Sq. Ft (Plot 9)



Room Measurements

Living Room: 4.57m x 8.53m (28'8" x 15'3")

Kitchen/Dining Room: 8.22m x 4.26m (27'11" x 14'5")

Study: 2.43m x 2.43m (8'8" x 8'0")

Downstairs WC/Store

Bedroom 1: 4.33m x 3.19m (14'2" x 10'6") with ensuite

Bedroom 2: 4.25m x 2.96m (13'11" x 9'9")

Bedroom 3: 3.35m x 3.04m (11'9" x 10'0")

Family Bathroom

Double Garage: 5.9m x 5.9m (19'4" x 19'4")



SPECIFICATION

Premium Quality Kitchens

- A choice of shaker style kitchens, at home in traditional and modern settings
- A selection of traditional and contemporary handles
- Complimentary selection of 3 Silestone work surfaces and upstand or solid oak finished wood with upstand
- Breakfast bar design in all styles, with the exception of Plot 8
- Soft closing doors and drawers

Integrated appliances to include;

- Extractor with ‘pop-up’ extractor in all plots apart from Plots 6, 7, 8 & 9
- Bosch Single Oven in all plots with the exception of Plots 8 & 9
- Rangemaster cooker with five ring burner in Plots 8 & 9
- Bosch Combi Microwave
- Fridge/Freezer
- Dishwasher
- Washer/Dryer
- 1 ½ bowl composite undermounted sink
- Stylish ceiling spotlights

Luxurious Bathrooms & Ensuites

- Contemporary white sanitary ware supplied by Vitra
- A choice of contemporary and stylish wall tiles
- Contemporary chrome taps
- Vanity unit style wash basin
- Half height tiling to sanitary ware walls in bathrooms and ensuites
- Full height tiling to shower enclosures
- Chrome towel warmers in all bathrooms and ensuites
- Stylish ceiling spotlights

Interior Finishes & Heating

- Ceilings and walls in matt emulsion
- Oak wood fitted wardrobes to the principal bedroom
- Traditional wood internal doors with chrome level door furniture
- Moulded skirting boards and architraves.
- High efficiency calor gas heating system

Lighting & Electrical

- Chrome sockets and switches throughout your home
- TV points to all rooms, apart from bathrooms and ensuites
- BT points to living room and principal bedroom
- USB sockets
- Stylish chrome ceiling spotlights included in kitchen, bathrooms and ensuites

Security, Safety & External

- Carbon monoxide, heat and smoke detectors
- External electric socket
- External water tap
- Double glazed high performance timber windows
- Patio doors to the garden area for alfresco dining
- Paved patio dining area to rear garden
- Alarm system
- External lighting to front door

Garage

- Lighting

Garden & Design

- Front garden turfed as applicable
- Rear garden seeded
- Paved patio to rear
- Fencing as per landscaping plan

Guarantees & Warranty

- Every home in North Farm Mews will be checked through construction and upon completion will be served with their guarantees
- Plot 8/9 Grade II Listed barn conversions – 6 Year Architects Certificate
- Remaining plots – a 10-year NHBC Guarantee
- Freehold with management charge for shared areas

Plots 3, 5 & 10



Plots 6 & 7



Plots 1, 2 & 4



Plot 9



About Lindisfarne Homes

Lindisfarne Homes build high quality houses throughout Northumberland and the Scottish Borders. Their developments range from modern town centre schemes to rural barn conversions and sensitive listed building refurbishments.

All Lindisfarne Homes properties are individually designed to suit their location and are thoughtfully planned to ensure they complement their surroundings and meet the needs of modern homeowners.

Their developments include;

- Governor's Garden, Berwick
- The highly acclaimed Beadnell Point, Beadnell
- Thomas Percy Close, Alnwick
- The country homes of Foxton Glade, Lesbury
- Their latest development, the contemporary design of Watershaugh Gate, Warkworth

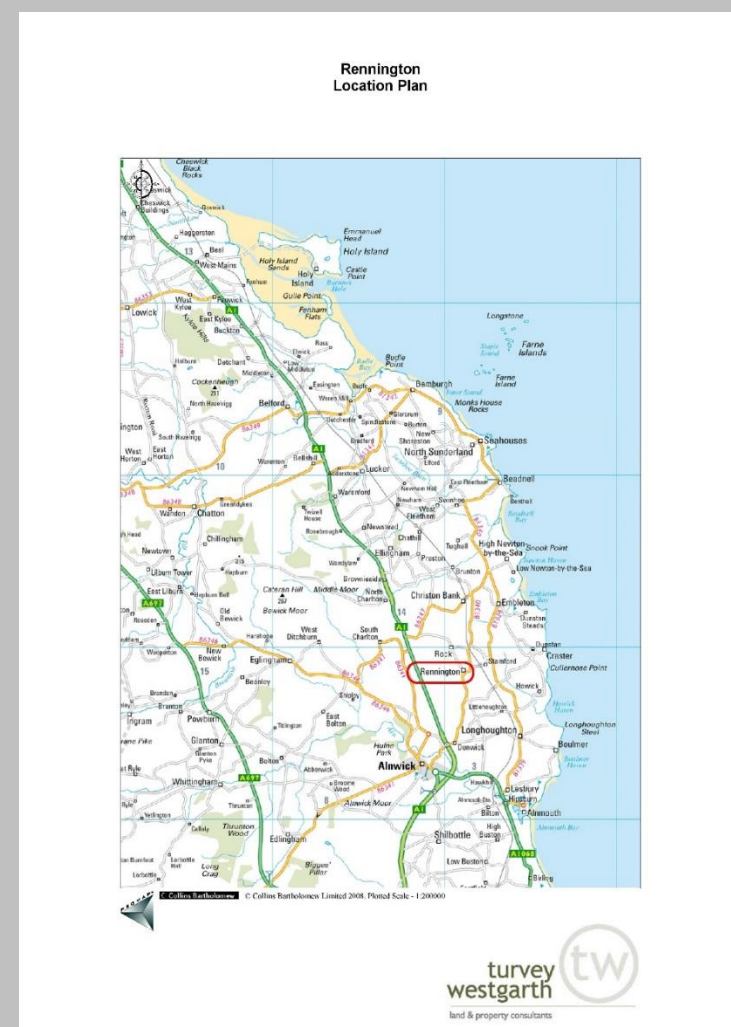
How to Reserve

To reserve your new home, it is a £1,000 deposit, payable to the developer by bank transfer, of which should the sale not proceed, £500.00 is retained by the developer.

Reservation can only be taken if you are in a position to proceed immediately.

Once reserved, this will allow 6 weeks to exchange contracts, upon which you pay your 10% deposit and approximate dates for completion will be confirmed.

Please note: The properties will be conveyed Freehold with a shared management charge, with the rate of the management company to look after shared area on the site, with price TBC. There will also be a restriction of the site stating that you cannot run a business from the property. They can be used as a second home but cannot undertake a holiday let or other business.



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, please ask for further information.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



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