



WATERSHAUGH GATE
 WARKWORTH
 NORTHUMBERLAND
 NE65 0TX



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A LINDISFARNE HOMES DEVELOPMENT



WATERSHAUGH GATE
 WARKWORTH, NORTHUMBERLAND



WATERSHAUGH GATE



WATERSHAUGH GATE IS SURROUNDED BY A WEALTH OF HISTORY AND NATURAL BEAUTY – MILES OF SANDY BEACHES, ICONIC CASTLES, A MEANDERING RIVER AND EXCELLENT LINKS GOLF COURSES.



THE VILLAGE HAS A THRIVING COMMUNITY WITH A NUMBER OF LOCAL AMENITIES AND A WIDER RANGE AVAILABLE WITHIN THE MARKET TOWN OF ALNWICK, 7.6 MILES TO THE NORTH, AND THE HARBOUR TOWN OF AMBLE, 1.6 MILES TO THE SOUTH.

Located on the edge of the picturesque, and much sought after, coastal village of Warkworth in an area of outstanding natural beauty. Watershaugh Gate is ideally positioned for lovely river walks along the meandering River Coquet whilst being just a short distance from all of Northumberland's Heritage Coastline with its miles of legendary sandy beaches and castles of historic interest to explore.

Local amenities include St Lawrence Church, Warkworth Church of England Primary School, local shop/post office as well as a number of artisan shops, hotels, restaurants, cafés and welcoming public houses. Just a 15 minute walk from the village will lead you to the local links golf course and a spectacular sandy beach overlooking Coquet Island.



LOCATION

LOCATED WITHIN THE HISTORIC VILLAGE OF WARKWORTH, WHICH LIES ON THE LOOP OF THE RIVER COQUET, WITH ITS IMPOSING MEDIEVAL CASTLE, NORMAN CHURCH AND HERMITAGE AND JUST APPROX. ONE MILE FROM THE STUNNING NORTHUMBERLAND HERITAGE COASTLINE.





READY FOR OCCUPATION IN 2019 THIS STYLISH DEVELOPMENT OF EIGHT LUXURY DETACHED HOUSES IS LOCATED ON THE EDGE OF WARKWORTH VILLAGE.



EACH PROPERTY BENEFITS FROM A CONTEMPORARY SPACIOUS DESIGN WITH FULL HEIGHT WINDOWS PROVIDING NATURAL LIGHT, IMPRESSIVE LIVING SPACE AND A FIRST FLOOR BALCONY OVERLOOKING THE GARDEN.

Watershaugh Gate is an exclusive development by Lindisfarne Homes of eight luxury detached family homes located in the sought after coastal village of Warkworth with its sandy beach, historic castle and range of local amenities.

Finished to a high specification throughout, with impressive living space, these stylish and contemporary three and four bedroom properties will be ready for occupation in 2019.

Constructed in stone and brick with a slate roof, each house design offers versatile accommodation with excellent space and light together with stylish kitchen/dining/garden rooms, a separate lounge and study, utility room and ground floor WC. On the first floor, two of the bedrooms have en suite facilities and there is a balcony overlooking the garden and patio terrace. Each property has an attached double garage and generous driveway.



DEVELOPMENT

WATERSHAUGH GATE IS AN EXCLUSIVE DEVELOPMENT OF THREE AND FOUR BEDROOM LUXURY DETACHED HOMES LOCATED IN THE SOUGHT AFTER COASTAL VILLAGE OF WARKWORTH. ALL PROPERTIES HAVE VERSATILE ACCOMMODATION FINISHED TO A HIGH SPECIFICATION.



THE BIRLING



THE HERMITAGE



THE PERCY

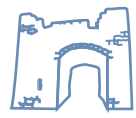


FLOOR PLANS



ROOM MEASUREMENTS

LIVING ROOM	3.4M X 4.0M	11'1" X 13'2"	BEDROOM 1	3.4M X 4.0M	11'1" X 13'0"
KITCHEN	3.7M X 4.6M	12'1" X 15'2"	BEDROOM 2	3.4M X 2.8M	11'1" X 9'1"
DINING/GARDEN OUTLOOK	3.4M X 5.4M	11'1" X 17'6"	BEDROOM 3	3.4M X 2.8M	11'1" X 9'0"
STUDY	3.4M X 1.6M	11'1" X 5'2"	BEDROOM 4	2.5M X 3.3M	8'2" X 10'8"
GALLERY HALLWAY	3.4M X 3.3M	11'1" X 10'7"	BATHROOM	3.5M X 1.9M	11'5" X 6'3"
UTILITY ROOM	1.6 M X 2.3M	5'2" X 7'5"	DRESSING ROOM	1.3M X 1.6M	4'2" X 5'2"
DOUBLE GARAGE	5.15M X 5.5M	16'11" X 18'1"	2 EN SUITES		



WATERSHAUGH
GATE

THE BIRLING - PLOTS 4, 6 & 7

4 BEDROOM DETACHED HOUSE WITH ATTACHED DOUBLE GARAGE | SQUARE FOOTAGE: 1697 SQ FT EXCLUDING GARAGE



THE HERMITAGE - PLOTS 2, 3, 5 & 8

4 BEDROOM DETACHED HOUSE WITH ATTACHED DOUBLE GARAGE | SQUARE FOOTAGE: 1787 SQ FT EXCLUDING GARAGE

FLOOR PLANS



ROOM MEASUREMENTS

LIVING ROOM	3.4M X 4.4M	11'1" X 14'6"	BEDROOM 1	3.4M X 4.2M	11'1" X 13'8"
KITCHEN	4.6M X 4.1M	15'1" X 13'4"	BEDROOM 2	3.4M X 3.1M	11'1" X 10'2"
DINING/GARDEN OUTLOOK	3.4M X 4.4M	11'1" X 14'4"	BEDROOM 3	2.4M X 3.4M	8'0" X 11'1"
STUDY	3.4M X 2.1M	11'1" X 6'9"	BEDROOM 4	3.0M X 2.6M	10'0" X 8'4"
GALLERY HALLWAY	3.4M X 3.4M	11'1" X 11'1"	BATHROOM	1.9M X 2.8M	6'1" X 9'3"
UTILITY ROOM	1.6M X 2.5M	5'2" X 8'1"	DRESSING ROOM	1.2M X 2.1M	4'0" X 6'9"
DOUBLE GARAGE	5.15M X 5.5M	16'11" X 18'1"	2 EN SUITES		

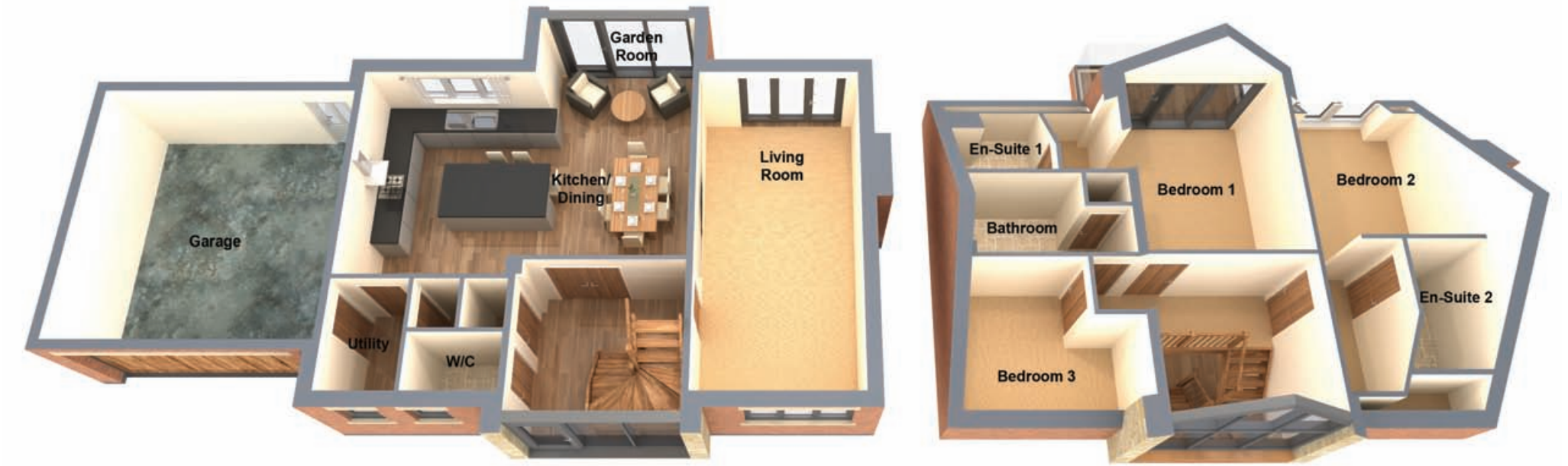




THE PERCY - PLOT 1

3 BEDROOM DETACHED HOUSE WITH ATTACHED DOUBLE GARAGE | SQUARE FOOTAGE: 1650 SQ FT EXCLUDING GARAGE

FLOOR PLANS



ROOM MEASUREMENTS

LIVING ROOM	3.4M X 7M	11'1" X 22'9"	BEDROOM 1	3.4M X 4.1M	11'1" X 13'4"
KITCHEN	3.7M X 4.6M	12'1" X 15'2"	BEDROOM 2	3.4M X 3.0M	11'1" X 9'9"
DINING/GARDEN OUTLOOK	3.4M X 5.6M	11'1" X 18'3"	BEDROOM 3	3.5M X 2.1M	11'5" X 7'0"
GALLERY HALLWAY	3.4M X 3.1M	11'1" X 10'1"	BATHROOM	3.5M X 1.8M	11'5" X 5'8"
UTILITY ROOM	1.6M X 2.3M	5'2" X 7'5"	DRESSING ROOM	1.35M X 1.9M	4'4" X 6'3"
DOUBLE GARAGE	5.15M X 5.5M	16'11" X 18'1"	2 EN SUITES		








LOCATION VIEW

THIS EXCLUSIVE DEVELOPMENT OF EIGHT LUXURY DETACHED HOMES IS LOCATED IN THE SOUGHT AFTER COASTAL VILLAGE OF WARKWORTH WITH ITS SANDY BEACH, HISTORIC CASTLE AND RANGE OF LOCAL AMENITIES. EACH PROPERTY BENEFITS FROM A CONTEMPORARY SPACIOUS DESIGN WITH IMPRESSIVE LIVING SPACE, FULL HEIGHT WINDOWS PROVIDING NATURAL LIGHT, FIRST FLOOR BALCONY AND OPEN ASPECT VIEWS.

SITE PLAN



KEY:

- THE BIRLING 
- THE HERMITAGE 
- THE PERCY 



SPECIFICATION

PREMIUM QUALITY KITCHENS

Designed, supplied and manufactured by Nixons Kitchens of Newcastle.
Upon reservation you will be invited to a consultation with Nixons to personalise your kitchen choices.

A choice of a 'Contemporary Concetto' kitchen with NEFF induction hob and oven, or a 'Heritage Country' kitchen with Rangemaster Dual fuel range cooker
Silestone Quartz work surfaces and upstand
Laminate work surface to utility
Breakfast bar with pendant lighting

INTEGRATED APPLIANCES TO INCLUDE:

A choice of a 'Contemporary Concetto' kitchen with NEFF induction hob and oven, or a 'Heritage Country' kitchen with Rangemaster Dual fuel range cooker
NEFF Extractor
NEFF Built in oven with integral microwave
NEFF Fridge freezer
NEFF Dishwasher
Caple wine cooler
Stylish ceiling spot lights

UTILITY

Space for washing machine and tumble dryer

BATHROOMS AND EN-SUITES

Contemporary white sanitary ware supplied by Vitra
Contemporary chrome taps and waterfall shower
Full height tiling to walls
Co-ordinating floor tiles
Stylish ceiling spot lights

INTERIOR FINISHES AND HEATING

Ceilings and walls in matt emulsion
Stylish fitted wardrobes to the master bedroom
Contemporary wood internal doors with chrome lever door furniture
Chimney with hearth and mantle and selected choice of multi-fuel stove
Timber staircase

High efficiency gas boiler central heating system
Underfloor heating to ground floor

LIGHTING AND ELECTRICAL

Chrome sockets and switches throughout your home
TV points to all rooms apart from bathroom, en-suite and w/c
BT points to living room and master bedroom
USB sockets
Chrome towel warmers in all bathrooms and en-suites
Stylish chrome ceiling spotlights included in kitchens, bathrooms and en-suites
Cat 5 wiring and HIVE thermostat

SECURITY, SAFETY AND EXTERNAL

Carbon monoxide, heat and smoke detectors
External electric socket
External water tap
Double glazed high performance UPVC windows
Patio doors to the garden area for al fresco dining
Paved patio dining area to rear garden
Alarm system
External lighting to front door
Power and lights to garage
Electric car charger point in garage

GARDEN DESIGN

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

PREMIER GUARANTEE WARRANTY

Every home in Watershaugh Gate will be checked throughout construction and upon completion will be served with a 10 year warranty and guarantee.

Disclaimer

Choices dependent upon build programme schedule



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.