

The background is a textured teal color. In the upper left, there are silhouettes of three birds in flight. Below them, there are stylized, dark teal brushstrokes representing grass or reeds. In the center, a white double-line rectangular frame contains a dark teal silhouette of a coastal town with a prominent church spire and a sailboat. The text 'THE KILNS' is written in large, white, sans-serif capital letters across the middle of the frame, with 'BEADNELL' in smaller white capital letters below it.

# THE KILNS

BEADNELL

A selection of 2, 3 & 4 bedroom luxury coastal homes

The sea, once  
it casts its spell,  
holds one in its net  
of wonder forever.

Jacques Yves Cousteau

# THE KILNS

BEADNELL



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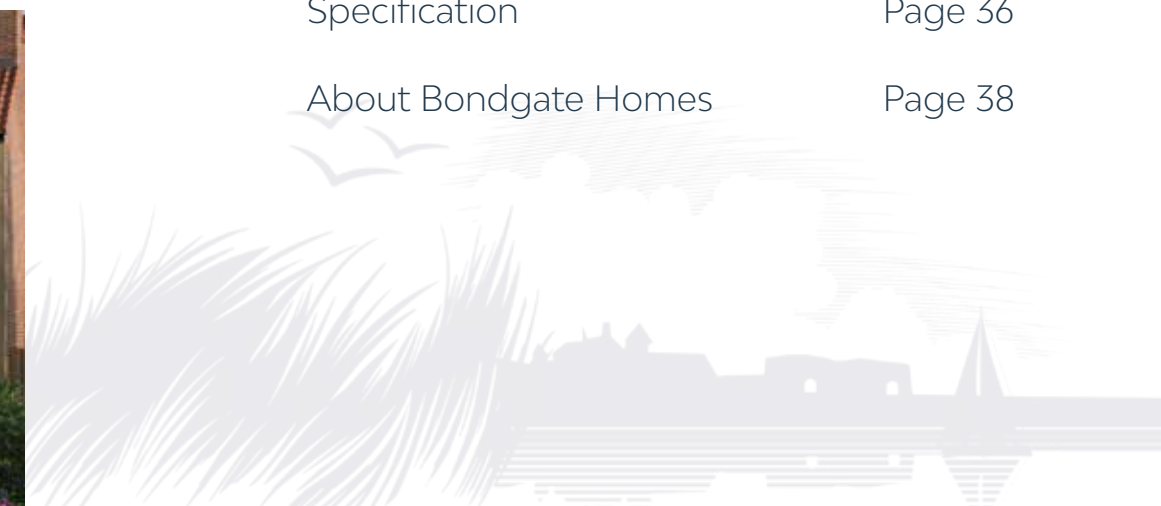
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# Glorious Northumberland

The county of kings, castles and coastline



Alnwick Castle



Craster Harbour



Bamburgh Castle

With more castles than any other county in England, Northumberland is a fascinating place, deep rooted in history.

From the ancient walled border town of Berwick upon Tweed, the Gold Tier dark skies of Kielder deep in the National Park, ancient Roman towns and villages dotted along Hadrian's Wall and not forgetting the home of Hogwarts, Alnwick Castle in the historic market town.

A rich and varied heritage of art, music, and artisans allows for some of the country's finest food producers, most creative of chefs and most passionate creators offering market produce, exciting eateries and unique shopping.

It's also a magnificent coastal county too, with 39 miles of unspoilt coast designated an Area of Outstanding Natural Beauty. The charming villages and towns dotted along the coast offer the very best for those looking to take life at a gentler pace surrounded by spectacular views, amazing wildlife, unspoilt beaches and stunning walking and cycling routes.

With great access north and south via road and rail, Northumberland is the perfect place to live.

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Find yourself in Beadnell

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# Time to work, rest and play



Beadnell has long been an inspirational place to visit and a popular coastal retreat for many.

The village today has a unique charm with villagers and visitors alike drinking in the sea air, the stunning beach and dunes and a relaxed pace of life.

The opportunity to live in this stunning part of the world is rare and so we are delighted to be able to offer this collection of homes as primary residences in the heart of the village.

In the village itself, there is a general store, Post Office, pubs, restaurants and church.

Just a couple of miles away is Seahouses, there all the amenities you will need:

- Shopping - with traditional butchers, bakers and delis selling home-made and locally sourced produce.
- Schools: Seahouses Primary School. Schools for older pupils are in Alnwick
- Places of worship
- Leisure and sports facilities

And if you need to go further afield? The Kilns is only 6 miles to the A1 north and south and 14 miles to Alnmouth rail station for all East Coast Line destinations.

What a perfect location!



Beadnell Harbour



Regionwide cycle routes

The beautiful coastal village of Beadnell is set at the end of a glorious 2 mile stretch of beach known as Beadnell Bay, within the Northumberland Coast Area of Outstanding Natural Beauty. It boasts the only west-facing harbour entrance on the East coast, making it a magical place to watch the sun set.

The long stretch of sand is also part of the North Northumberland Heritage Coast and is recognised for its clean water with a beach perfect for surfing, kite surfing, wind surfing, sailing and scuba diving.

And if you enjoy the simplicity of just walking, there are dozens of routes along the beautiful coastline that nearly always take you past a delightful refreshment stop before home!



St Ebbas Church



Coastal activities

## THE KILNS

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Golf courses at Seahouses and Bamburgh



Local schools



# Foodie Heaven! Pubs, restaurants & the local chippy



Craster Arms - Beadnell



Salt Water Cafe - Beadnell

Living at The Kilns and eating out in style, will go hand in hand - whether you want a quick coffee and cake, an evening at a friendly local pub or dining out somewhere a little bit special.

Northumberland has a fabulous reputation for having some of the country's most passionate and dedicated food producers and chefs. Enjoy some of the best local restaurants, bars and cafes including Beadnell's Salt Water Café with outdoor tables to sit and watch the world go by; The Beadnell Tower Hotel a historic, Grade II listed building, dating back to the 18th century with bar, lounge and kitchen and The Craster Arms which dates from the 15th century and incorporates a 3 storey Pele Tower. All just a short stroll from The Kilns.

A little further afield in Seahouses, Alnwick or Morpeth, you really are spoiled for choice. There is so much to discover for the serious foodie!

Shopping for essentials is easy in the village store or in Seahouses.

And for all of life's necessities most of the big supermarkets are a 20 minute drive away in Alnwick with stores including, Morrisons, Sainsbury's and Marks & Spencer Simply Food.

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Choose from The Towers Hotel and Restaurant or the Craster Arms - Beadnell



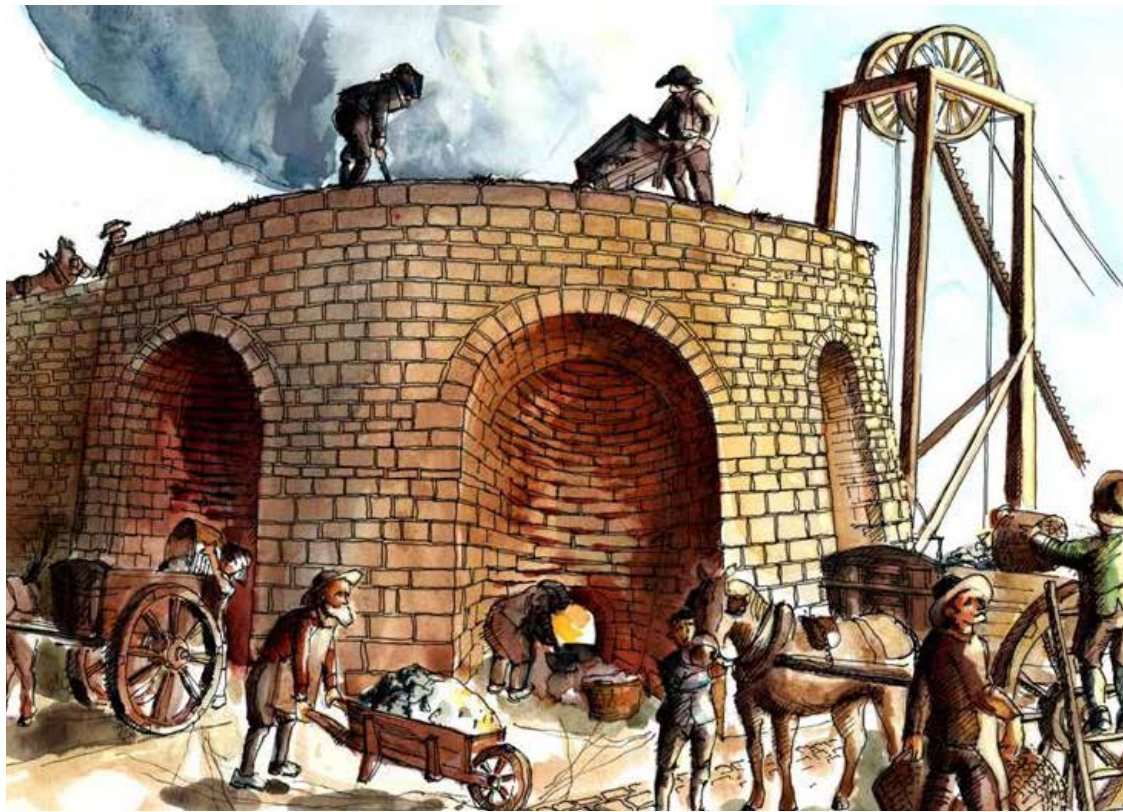
Towers Hotel



Box Pizza Beadnell



# A place with an historic past



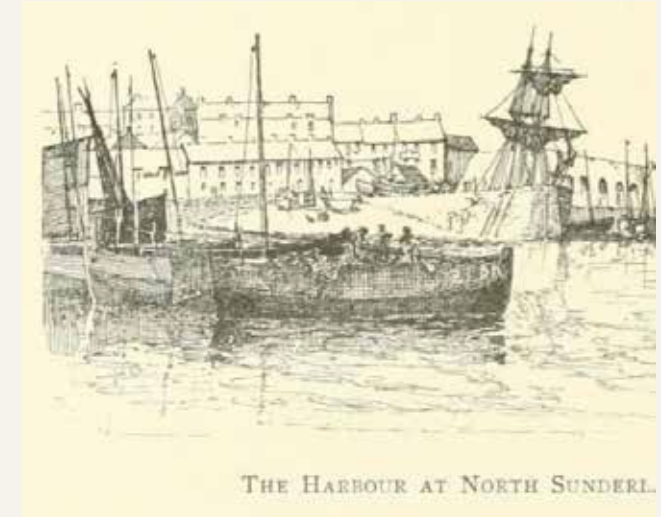
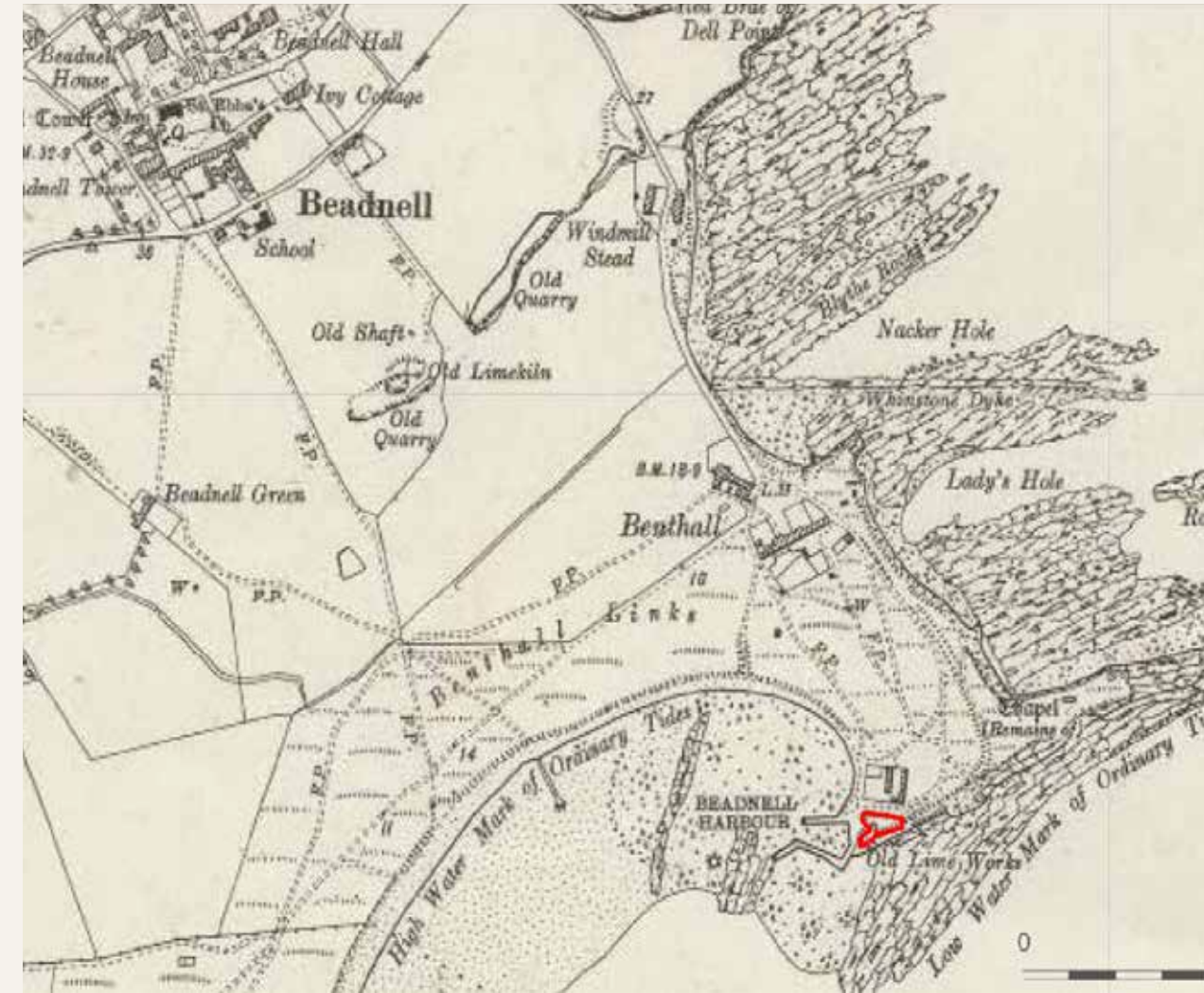
Like the rest of the county of Northumberland, Beadnell has a fascinating history. One of the first references is that in the 7th century, King Oswald of Northumbria built a chapel here for his sister St Ebba, the Abbess of Coldingham.

Today, the historic village church is also dedicated to St Ebba having thought to have replaced the chapel in 1740 and later rebuilt in the mid nineteenth century.

To the east of Beadnell harbour are 3 lime kilns, the earliest of which was built in 1789. Here, limestone was burnt using local coal to make quicklime, a component in building mortar and for use as a fertilizer. Much of Beadnell's lime was transported by ship for use in Scotland. However, by 1822, the kilns became uneconomic and were taken over by local fisherman for curing herring. Today, the limekilns are Grade II listed and used to store lobster pots.

With a tranquil East coast location, Beadnell Bay was a potential landing site for a German invasion force during World War II - especially after the invasion of Norway in 1940. Like the rest of the East coast, it was defended by a 'coastal crust' which included pillboxes, concrete anti-tank blocks and trenches.

## THE KILNS BEADNELL



Few pill boxes survive but one remains in Beadnell. Once manned by up to 6 soldiers, it has the name 'Farne Hotel' scratched over the door - a well-known watering hole in nearby Seahouses!

Fascinating heritage assets including lime kiln, pill box and the World War trenches are all onsite at The Kilns.

A series of anti-tank blocks, some in situ and others likely moved, still form a line down the beaches next to Beadnell.

All of this easily comes to life when taking an evening stroll with the sounds of the waves and birds and the bustle of the fishermen getting ready.



# THE KILNS

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## The collection...

Homes at The Kilns have been specifically designed to be spacious and welcoming.

The village centre and spectacular coastline are both just a short stroll away.

At Bondgate Homes, we pride ourselves in using traditional materials and trades wherever possible.

The clever mix of distinctive brick and stone from Hexham's Darney Quarry gives a charming and very traditional look to the exterior of the development. The interior of each home has been created to meticulous standards offering our quality guarantee for the latest in kitchen design and décor as well as luxury fittings, contemporary bathrooms and up to date building techniques.

Each of the 45 homes has a landscaped front lawn and rear garden and benefits from a private driveway. Four of our house types also have a single garage.





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Interiors have been designed blending traditional features such as oak doors and staircase accents with a specification for life today like underfloor heating throughout the downstairs. There's also pre-installed media outlet points and heating provided by a Mitsubishi air source heat pump, one of the most advanced sustainable heating solutions for homeowners.



THE KILNS  
BEADNELL

# THE KILNS

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There is a total of 45 homes at The Kilns with a choice of 7 house types ranging from 3 and 4 bed detached 2-storey homes to semi-detached 2 bed dormer bungalows perfect for smaller families or those looking to downsize.

Bondgate Homes are keen to ensure that none of Northumberland's beautiful rural villages are spoiled with traffic and over-use of cars. Consequently, entrance to The Kilns is from Swinhoe Road just outside the village.

And of course, once at home, you will enjoy the village's quiet pace of life since all of Beadnell's amenities - the village, the harbour and the magnificent beach are all easily reached by a gentle stroll.



# The Oswald

A magnificent double fronted 4 bedroom detached executive home with detached single garage



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The central entrance hallway leads to a spacious living room and separate home office both looking over the front of the property. To the rear, an open plan kitchen, dining and family space spans the full width of the house and benefits from contemporary bi-folding doors from the airy garden room leading to the garden providing a flexible indoor-outdoor living space. The kitchen includes integrated appliances.

Additional practical features on the ground floor include a separate cloakroom and separate utility room plumbed for washing machine giving access to the garden and garage.

The first floor boasts the master bedroom complete with en-suite shower room. The open landing leads to three further double bedrooms served by a generous family bathroom.



## THE OSWALD - 161SQM / 1,733SQFT

| ROOM                  | SIZE<br>(LENGTH X WIDTH) | AREA<br>(SQM) | AREA<br>(SQFT) |
|-----------------------|--------------------------|---------------|----------------|
| Living                | 5.3m x 3.6m              | 18.5          | 199            |
| Office                | 3.4m x 3.2m              | 11            | 118            |
| Living/Kitchen/Dining | 6.6m x 9.4m              | 43.1          | 464            |
| Master Bedroom        | 3.9m x 3.3m              | 12.8          | 138            |
| Bedroom 2             | 3.1m x 4.5m              | 14            | 151            |
| Bedroom 3             | 2.8m x 4.8m              | 13.7          | 147            |
| Bedroom 4             | 3.2m x 3.2m              | 11            | 118            |

External elevational treatments vary between stone, buff and red brick.



# The Edwin

A contemporary designed 4-bedroom detached family home with integral single garage



**THE KILNS**  
BEADNELL

The four-bedroom detached Edwin offers practical space for family life combined with a thoughtful and stunning design. The large family space boasts an open plan kitchen with fully integrated appliances, dining area and living space with access to the rear garden through bi-folding doors. A well-proportioned separate living room, cloakroom and integral garage make up the rest of the well-designed ground floor.

Upstairs there is a spacious en-suite master bedroom. Leading from the landing are a further two double bedrooms and one smaller room that could be a single bedroom, home office or hobby room. There is also a large family bathroom with walk-in shower.

GROUND FLOOR



FIRST FLOOR



## THE EDWIN - 147.2SQM / 1,584SQFT

| ROOM                  | SIZE (LENGTH X WIDTH) | AREA (SQM) | AREA (SQFT) |
|-----------------------|-----------------------|------------|-------------|
| Living                | 5.4m x 3.3m           | 18.2       | 196         |
| Living/Kitchen/Dining | 6.2m x 8.7m           | 39.6       | 426         |
| Garage                | 6m x 3m               | 18.4       | 198         |
| Master Bedroom        | 5.1m x 3.2m           | 17.3       | 186         |
| Bedroom 2             | 5.1m x 3m             | 15.4       | 166         |
| Bedroom 3             | 3.8m x 3.3m           | 12.7       | 137         |
| Bedroom 4             | 2.7m x 2.4m           | 6.5        | 70          |

External elevational treatments vary between stone, buff and red brick.



**The Edwin**  
4 Bed detached house  
Detached single garage

Plot numbers  
6, 14 and 36

# The Ebba

A spacious 3-bedroom detached home with detached single garage



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With a flexible layout to appeal to all, the design of the 3-bedroom home Ebba creates a truly unique living space. On entering the hallway, there is an under stairs storage cupboard and cloakroom/WC. The light and elegant lounge includes a dual aspect outlook to the front and rear with the added benefit of French doors leading to the garden.

The open-plan kitchen with fully integrated appliances and family dining space, span the length of the home with bi-fold doors opening onto the rear of the property, providing contemporary open plan living.

Leading from the kitchen, a separate utility room with plumbing for a washing machine provides practical access to the garden.

On the first floor is an impressive master bedroom with en-suite shower room along with a further two double bedrooms, a family bathroom and home office.

GROUND FLOOR



FIRST FLOOR



## THE EBBA - 132.85SQM / 1,429SQFT

| ROOM                | SIZE<br>(LENGTH X WIDTH) | AREA<br>(SQM) | AREA<br>(SQFT) |
|---------------------|--------------------------|---------------|----------------|
| Living/Sitting      | 7m x 3m                  | 21.3          | 229            |
| Kitchen/Dining/Snug | 10.5m x 3.8m             | 35.5          | 382            |
| Office              | 1.8m x 2.3m              | 4.1           | 44             |
| Master Bedroom      | 4m x 3.2m                | 12.8          | 138            |
| Bedroom 2           | 3.4m x 3m                | 11.3          | 122            |
| Bedroom 3           | 2.9m x 3m                | 10.1          | 109            |

External elevational treatments vary between stone, buff and red brick.



**The Ebba**  
3 Bed detached house  
Detached single garage

**Plot numbers**  
2, 8, 9, 13, 20, 21 and 35

# The Fenwick

A delightful 3-bedroom detached dormer bungalow with detached single garage



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A light and bright entrance hallway with under stairs storage, leads to a full-length open plan living, kitchen and dining family space. The kitchen is fitted with integrated appliances. Completing the ground floor is a spacious double bedroom with views over the rear garden and an en-suite shower room.

Upstairs, a luxurious master bedroom to the front of the property and a further spacious double bedroom to the rear are both served by a generous family bathroom.

The Fenwick is a thoughtfully designed dormer bungalow, full of character and natural light flooding in from the Velux windows. With a downstairs bedroom this is very much a forever home and will appeal to downsizers, families and couples alike.

GROUND FLOOR



FIRST FLOOR



## THE FENWICK - 107.9SQM / 1,161SQFT

| ROOM           | SIZE<br>(LENGTH X WIDTH) | AREA<br>(SQM) | AREA<br>(SQFT) |
|----------------|--------------------------|---------------|----------------|
| Kitchen/Dining | 3.6m x 4.3m              | 15.6          | 168            |
| Living         | 4.1m x 4.3m              | 17.4          | 187            |
| Master Bedroom | 4.1m x 4.4m              | 15.2          | 164            |
| Bedroom 2      | 3.3m x 4.3m              | 14.2          | 153            |
| Bedroom 3      | 2.6m x 5.7m              | 16            | 172            |

External elevational treatments vary between stone, buff and red brick.



**The Fenwick**  
3 Bed detached bungalow  
Detached single garage

Plot numbers  
3, 22, 29 and 30



# The Bede

A charming 2-bedroom semi-detached or terraced dormer bungalow with block paved driveway and private parking



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The Bede provides contemporary living mixed with the character of a village style dormer bungalow. Downstairs there is a generous open-plan family room incorporating a fitted kitchen with integrated appliances, dining and living area spanning the length of the house. French doors allow direct access to the garden.

Leading off the spacious hallway is a well-proportioned downstairs bedroom as well as a fully fitted shower room and practical storage cupboard. Upstairs, an open landing leads to the principle bedroom and a luxurious family bathroom. Velux windows in the sloping ceilings provide plenty of natural light.

A perfect home for a smaller family, downsizers or older couple also provides one level living with additional floor for family or visitors

GROUND FLOOR



FIRST FLOOR



## THE BEDE – 87.7SQM / 944SQFT

| ROOM                  | SIZE<br>(LENGTH X WIDTH) | AREA<br>(SQM) | AREA<br>(SQFT) |
|-----------------------|--------------------------|---------------|----------------|
| Living/Kitchen/Dining | 7.7m x 4.3m              | 33.5          | 361            |
| Master Bedroom        | 4.4m x 4.3m              | 20.3          | 219            |
| Bedroom 2             | 3.2m x 3.1m              | 9.9           | 107            |



**Plot numbers**  
16, 17, 18, 19, 37, 38 and 39

External elevational treatments vary between stone, buff and red brick.

# The Coquet

A 3-bedroom semi-detached home with block paved driveway and private parking



**THE KILNS**  
BEADNELL

The entrance hallway leads to a modern living, open-plan lounge, kitchen and dining room with French doors providing direct access to the garden. Perfect for al-fresco dining.

The fully fitted kitchen has integrated appliances and there is also a utility area and downstairs WC.

To the first floor there is a spacious master bedroom with ample storage, a stylish family bathroom and a further two bedrooms.

The Coquet is ideal for couples, downsizers or growing families.

GROUND FLOOR



FIRST FLOOR



## THE COQUET - 83.4SQM / 898SQFT

| ROOM           | SIZE<br>(LENGTH X WIDTH) | AREA<br>(SQM) | AREA<br>(SQFT) |
|----------------|--------------------------|---------------|----------------|
| Kitchen/Dining | 3.6m x 5.1m              | 16.7          | 180            |
| Living         | 4.2m x 3.8m              | 17.9          | 193            |
| Master Bedroom | 3.4m x 2.8m              | 11.4          | 123            |
| Bedroom 2      | 3m x 2.8m                | 8.8           | 95             |
| Bedroom 3      | 2.3m x 2.2m              | 5.2           | 56             |

External elevational treatments vary between stone, buff and red brick.



# Specification

## THE KILNS BEADNELL



### EXTERNAL FEATURES

#### Stone

Our Northumberland stone is from the Darney Quarry near Hexham which dates back to the early 1900's. Darney is a beautiful carboniferous sandstone known for its light gold through to blonde colouration.

#### Bricks

To complement the local area building, both Buff and Red bricks as well as Graphite and Olympic Red roof tiles are used in the homes at The Kilns.

#### Front Door and Garage Door

Classic composite door in either Chartwell Green or Pigeon Blue. The colours compliment the coast and country living.

Timber effect up and over panelled electric door in either Chartwell Green or Pigeon Blue to match the front door.

#### Windows

Windows are from the Masterframe Authentic Collection and are a composite window replicating the Northumberland timber sash style whilst offering practical and hassle free maintenance.

#### Gardens

Our gardens front and rear as well as the communal areas are turfed, ensuring The Kilns looks established from its inception.

### INTERIOR FINISHES

All internal doors are in Somerset Oak and those leading to the garage and utility have 30 minutes fire resistance.

#### Staircase

The Staircase is finished with contemporary softwood spindles, painted white with oak square newel post, capping and oak handrail.

#### Expertly designed kitchens

The kitchens at The Kilns are designed with stylish contemporary elements such as LED counter lighting. Matching worktop and upstands and glass splashbacks behind the hob. Family needs are always considered and appliances are fully integrated including Oven, Dishwasher, Hob, Extractor and Fridge Freezer.

#### Luxury Bathrooms and En-Suites

Porcelanosa tiling with wall mounted vanity units and WC flusher ensure that bathrooms are both stylish and practical to care for. Design features such as tasteful taps, glass shower screens and chrome heated towel rails bring that touch of exclusiveness while ceramic floor tiles with underfloor heating provide the ultimate in luxury.

### HEATING & ELECTRICAL

#### Lighting

Premium chrome finished recessed ceiling down lighters to hallway, kitchen, WC, bathroom and en-suite.

White pendant fitting to rooms.

Chrome finish light switches.

Chrome finish electrical sockets and isolation switches with 1 USB port per room.

#### Heating

The Mitsubishi range of Ecodan air source heat pumps is one of the most advanced sustainable heating systems available for homeowners.

Underfloor heating downstairs maximises energy efficiency of your heating, provides ultimate comfort with toasty warm feet and frees up space for flexibly designing your home how you like.

### HOME ENTERTAINMENT AND COMMUNICATIONS

Chrome media plate to lounge which includes 1 telephone point, 1 Sky plus point, 2 double sockets and 1 TV point.

TV outlet points to family room and bedrooms.

### SECURITY AND SAFETY

Comprehensive burglar alarm fitted plus external wall mounted light fitting with PIR detector and dusk 'til dawn sensor to front and garage doors. An additional light is provided to the rear elevation of each property.

Smoke and Heat Detectors are mains operated and interconnected to activate simultaneously upon detection of smoke or heat.

A carbon monoxide detection system is installed in every space containing a fixed combustion appliance (except cooking appliances)

### BESPOKE OPTIONS

A range of optional additions including, built in wardrobes, flooring and kitchen extras are available to allow you to finish your home in the way you want. Please ask us for further details.



# Welcome to Bondgate

Quality & expertise you can trust...

At Bondgate Homes we are committed to building quality homes steeped in traditional values, for people who aspire to own their dream home in locations that complement their lifestyle.

Our team is based in the North East of England and that's where we build. We choose unique locations that offer both practical and contemporary living. Our classically designed homes are built in local materials sympathetic to their surroundings that will withstand the test of time both in design and value.



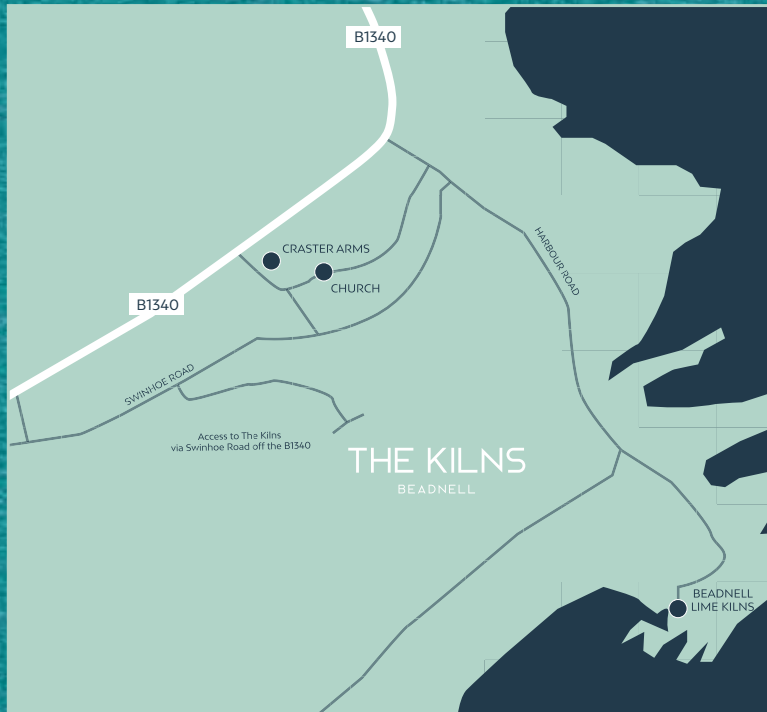
# Homes

With spacious layouts, carefully considered to meet the needs of family living today and attention to detail in the design and the finish, our message to our home buyers is we have lovingly created your home so that 'you love where you live'.



# THE KILNS

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## *Get in touch*

Get in touch with Bondgate Homes on  
**0191 691 2298** or our expert sales agents from  
Bradley Hall on **01665 605605**

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