



THE
PADDOCKS
HUMSHAUGH | NORTHUMBERLAND
BY **wannop**



The Paddocks is situated in the heart of Humshaugh, a picturesque Northumberland village located in the much sought after Tyne Valley. This exclusive development consists of 2 fabulous, 3 bedroom detached bungalows and an exceptional 4 bedroom detached house, all featuring wraparound gardens and detached garages.

Traditional styling meets the most contemporary building methods with the use of Insulated Concrete Forms (ICF), which is then faced in heritage, coursed sandstone. The advantages of ICF include Passive House standard insulation properties, increased soundproofing, high durability and low maintenance.

Each property will benefit from; solar in combination with battery storage, air source heat pump alongside underfloor heating, a spacious open plan kitchen/diner, as well as a large master suite with ensuite.

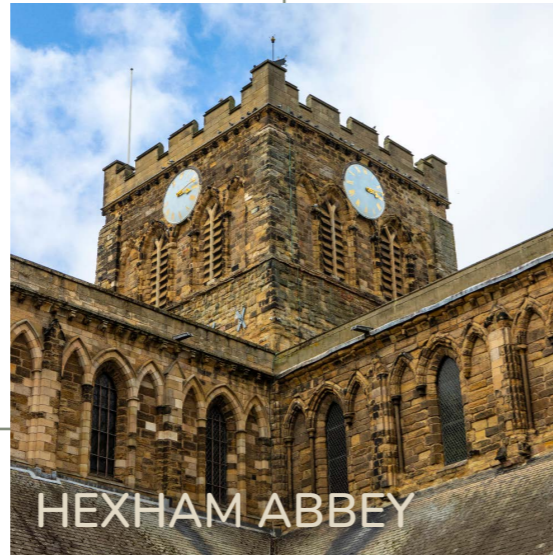
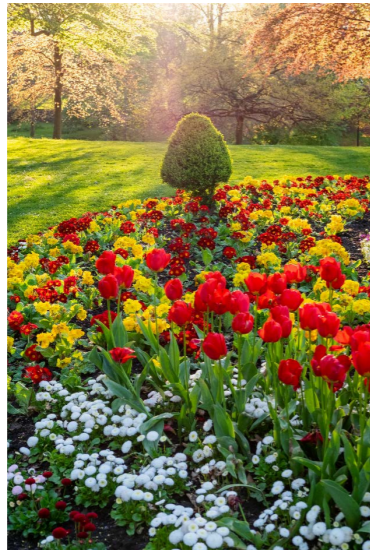
Built by **Wannop Developments**, BEWI Thermomur ICF distributors and experts of construction, their homes combine thoughtful design, modern comfort, and sustainability, appealing to those who value both craftsmanship and environmental responsibility.



LOCATION

Humshaugh is a charming countryside village, offering a village shop for all daily essentials. The recently updated Village Hall hosts a range of community activities from Art Club to Yoga and even Pickleball, whilst the highly rated Crown Inn serves classic pub food and local ales.

Around 6 miles south, the market town of Hexham presents a wider range of supermarkets, shops, restaurants and travel options.



CRAG LOUGH

Nestled at the foot of Hadrian's Wall, just 10 miles west of Humshaugh, lies the tranquil site where the famous Sycamore Gap once stood. Surrounded by sweeping landscapes and rich history, it remains a wonderful location for a peaceful walk along one of Britain's most iconic landmarks.



LOW PADDOCK

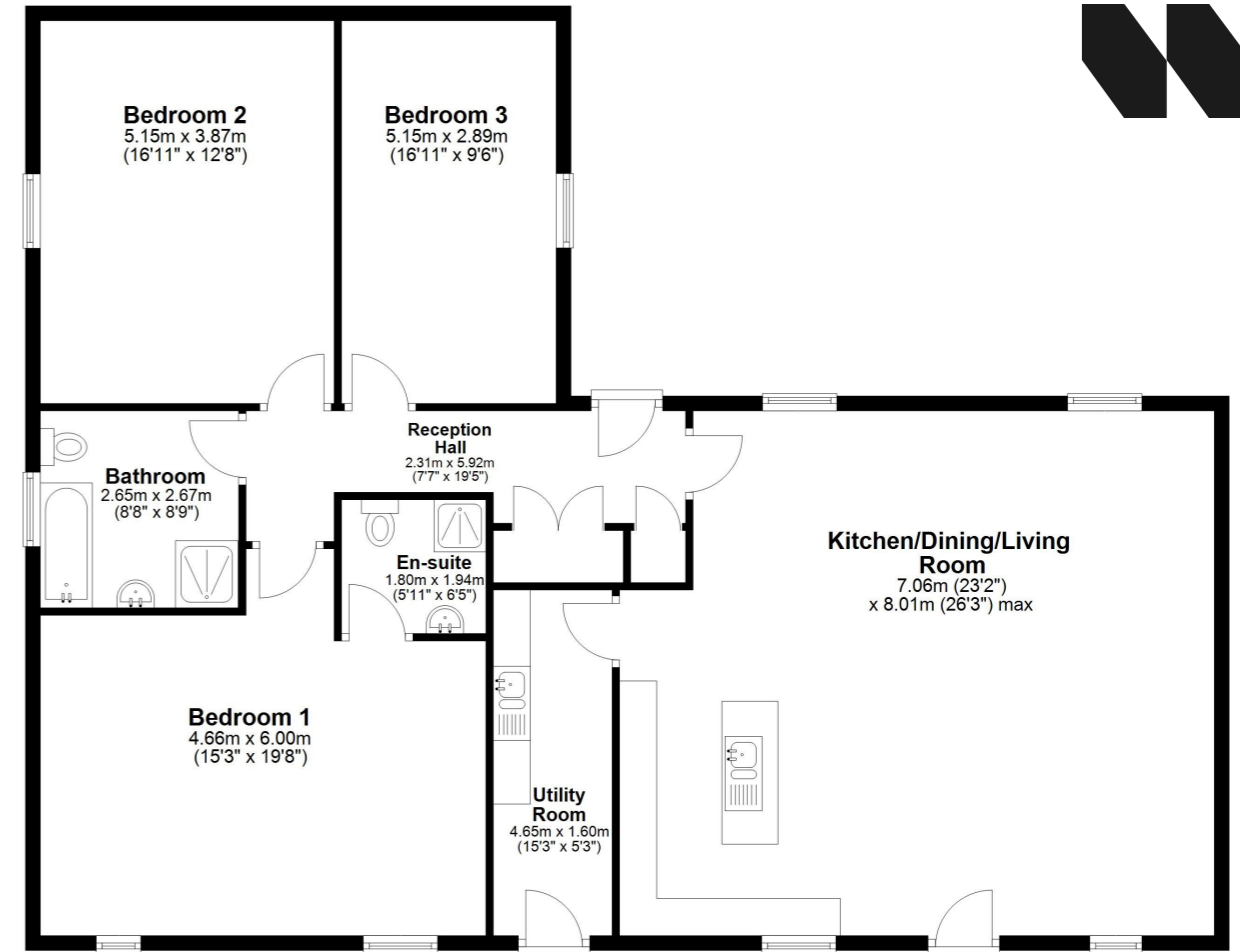




LOW PADDOCK

This beautifully designed home offers a spacious open plan kitchen, dining, and living area, perfect for both everyday family life and entertaining guests. A practical utility room adds convenience and functionality.

The elegant master suite boasts its own ensuite shower room, while two further well proportioned bedrooms are complemented by a stylish family bathroom.



TOTAL AREA: APPROX. 148.7 SQ. METRES (1600.4 SQ. FEET)

Kitchen/Dining/Living Room - 7.06m x 8.01m max (23'2" x 26'3")

Utility Room - 4.65m x 1.60m (15'3" x 5'3")

Master Bedroom - 4.66m x 6.00m (15'3" x 19'8")

Master Ensuite - 1.80m x 1.94m (5'11" x 6'5")

Bedroom 2 - 5.15m x 3.87m (16'11" x 12'8")

Bedroom 3 - 5.15m x 2.89m (16'11" x 9'6")

Bathroom - 2.65m x 2.67m (8'8" x 8'9")

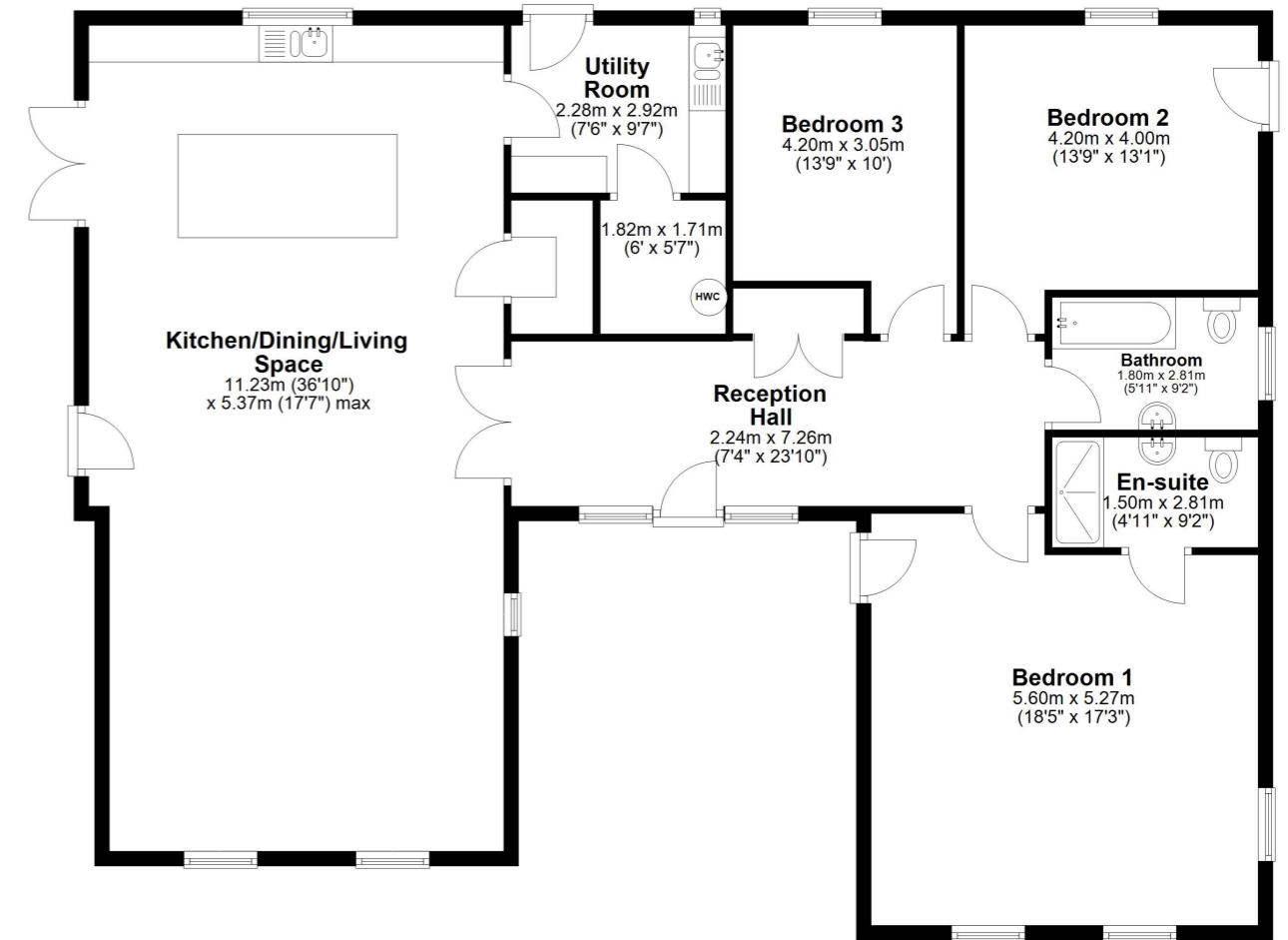
MIDDLE PADDOCK



MIDDLE PADDOCK

At the heart of the home is a large open plan kitchen, dining, and living room, complete with a central island, a handy pantry cupboard, and French doors that open directly onto the gardens for effortless indoor outdoor living. A well equipped utility room with additional storage enhances practicality.

The master suite benefits from its own ensuite shower room, while two further bedrooms are served by a contemporary family bathroom.



TOTAL AREA: APPROX. 156.9 SQ. METRES (1688.6 SQ. FEET)

Kitchen/Dining/Living Room - 11.23m x 5.37m max (36'10" x 17'7")

Utility Room - 2.28m x 2.92m (7'6" x 9'7")

Master Bedroom - 5.60m x 5.27m (18'5" x 17'3")

Master Ensuite - 1.50m x 2.81m (4'11" x 9'2")

Bedroom 2 - 4.20m x 4.00m (13'9" x 13'1")

Bedroom 3 - 4.20m x 3.05m (13'9" x 10')

Bathroom - 1.80m x 2.81m (5'11" x 9'2")



HIGH PADDOCK



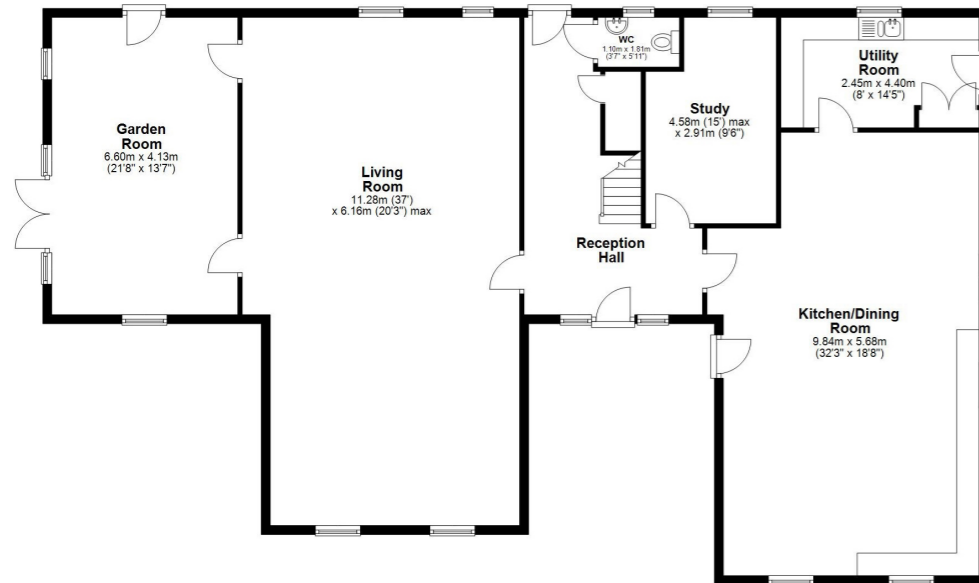
HIGH PADDOCK

This impressive home is centred around a large open plan kitchen and dining area, with a door leading out onto the front garden, creating a welcoming space for family meals and entertaining. A practical utility room and a reception hall with WC add everyday convenience, while a dedicated study provides the perfect spot for working from home. The generous living room, with its dual aspect

windows, is filled with natural light, and a charming garden room with French doors offers a seamless connection to the outdoors.

Upstairs, the master suite boasts its own en-suite shower room, with bedroom two also enjoying a private en-suite. Two further bedrooms are complemented by a stylish family bathroom.

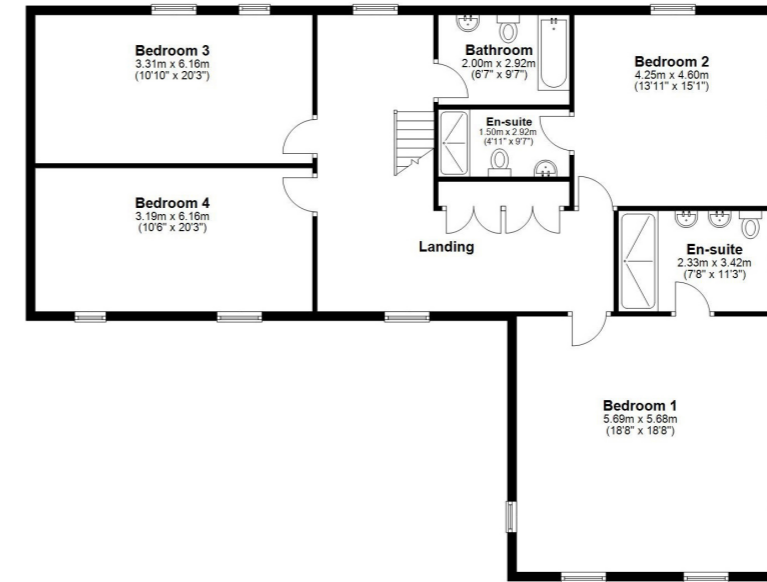
GROUND FLOOR



GROUND FLOOR AREA: APPROX. 194.7 SQ. METRES (2095.5 SQ. FEET)

Kitchen/Dining Room - 9.84m x 5.68m max (32'3" x 18'8")
 Utility Room - 2.45m x 4.40m (8' x 14'5")
 Living Room - 11.28m x 6.16m max (37' x 20'3")
 Garden Room - 6.60m x 4.13m (21'8" x 13'7")
 Study - 4.58m max x 2.91m (15' x 9'6")
 WC - 1.10m x 1.81m (3'7" x 5'11")

FIRST FLOOR



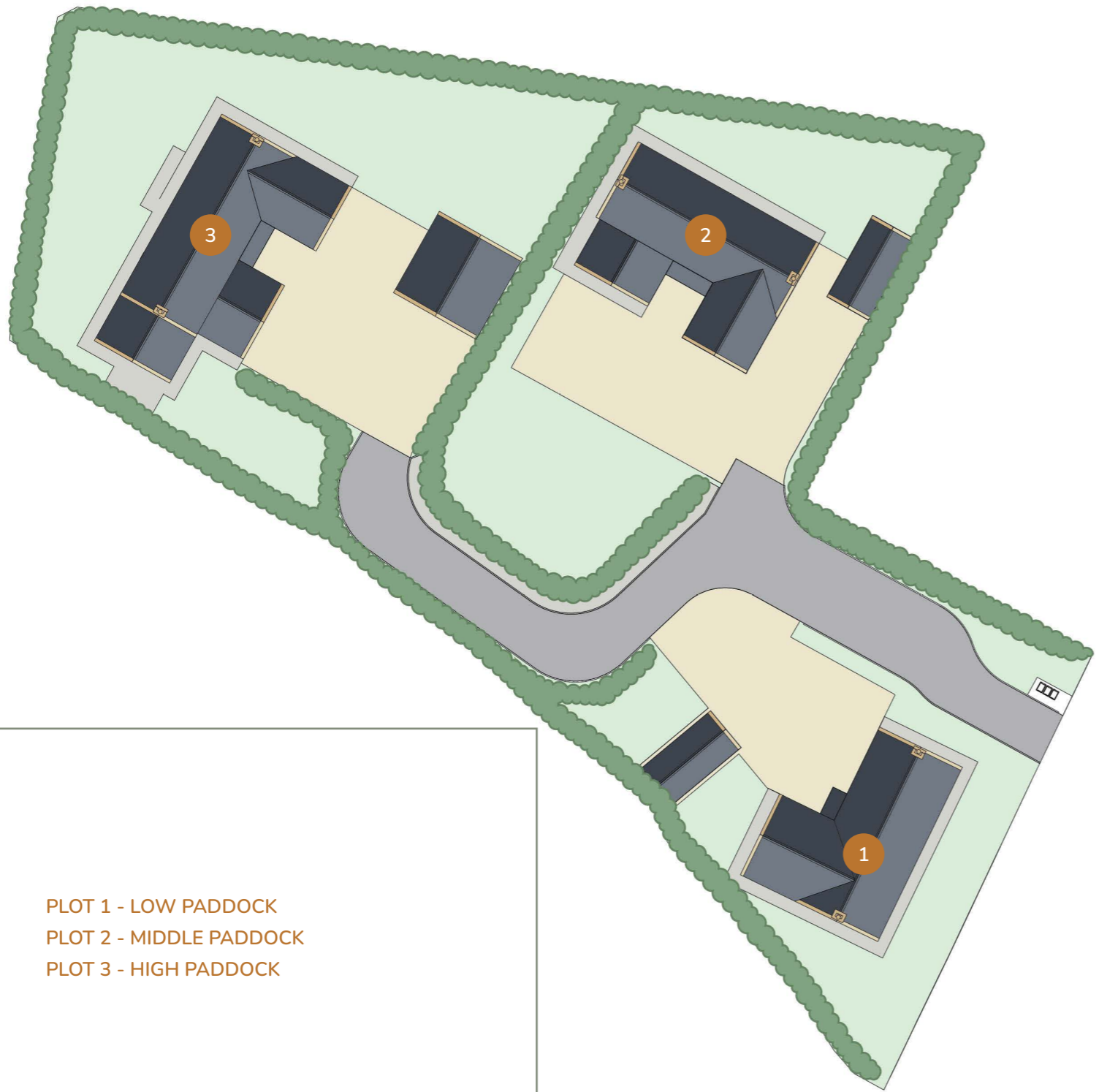
FIRST FLOOR AREA: APPROX. 142.0 SQ. METRES (1528.4 SQ. FEET)

Master Bedroom - 5.69m x 5.68m (18'8" x 18'8")
 Master Ensuite - 2.33m x 3.42m (7'8" x 11'3")
 Bedroom 2 - 4.25m x 4.60m (13'11" x 15'1")
 Bedroom 2 Ensuite - 1.50m x 2.92m (4'11" x 9'7")

Bedroom 3 - 3.31m x 6.16m (10'10" x 20'3")
 Bedroom 4 - 3.19m x 6.16m (10'6" x 20'3")
 Bathroom - 2.00m x 2.92m (6'7" x 9'7")

TOTAL AREA: APPROX. 336.7 SQ. METRES (3624.0 SQ. FEET)





PLOT 1 - LOW PADDOCK
PLOT 2 - MIDDLE PADDOCK
PLOT 3 - HIGH PADDOCK



SPECIFICATION

Construction:

- Passive House Standard (Proprietary ICF Superstructure)
- Coursed Sandstone Stonework
- Natural Stone Heads And Sills
- Slate Roof
- Air Source Heat Pumps
- Solar Panels
- Battery Storage
- Underfloor Heating
- Rockdoor Composite External Doors
- uPVC Tilt & Turn Double Glazed Windows
- 10 Year Build Warranty
- EPC A Rated (Predicted)

External:

- Landscaped Communal Areas
- LED Site Lighting
- Turf To Front And Back Gardens With Patio Area
- Hedge Boundaries
- Detached Garage With Mains Power
- Detached Double Garage With Mains Power

Interior Specifications:

- Solid wood Internal Doors
- Skirtings In White Finish
- Staircase With Oak Handrails And Glass Balustrade
- Study
- Sun Room

Only Included In Plot 3 - High Paddock

Kitchen:

- Open Plan Modern Fitted Kitchen
- Chrome Handles
- Quartz Worktops
- Breakfast Bar
- 1.5 Undermount Sink
- Chrome Mixer Tap
- Concealed Bin
- High Quality Appliances To Include: Combination Oven, Fridge/Freezer,
- Dishwasher, Induction Hob And Extractor Fan.

Bathrooms & Ensuites:

- Contemporary White Porcelain Sanitaryware
- Porcelain Wall And Floor Tiles
- Contemporary Chrome Fittings
- Large Vanity Units
- Fixed Overhead Showers
- Bath In Main Bathroom
- Towel Warmers
- Mirror In All Bathrooms
- Extract Ventilation To All Bathrooms

Warranty:

- Global Homes 10 Year Building Warranty

Disclaimer:

Photographs, illustrations and specifications are indicative and intend to give only an approximation of the final product. Room dimensions are approximate and for general guidance only. Floorplans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary.



A DEVELOPMENT BY:



SELLING AGENTS:



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