

# DEBDON FALLS

ROTHBURY, NORTHUMBERLAND





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## ROTHBURY, NORTHUMBERLAND



- THE DAISY
- THE LILY II
- THE FOXGLOVE
- THE SAMPHIRE
- THE ORCHID
- THE ELDERFLOWER
- THE ROSE
- THE LILY VI
- THE LUPIN

Please note some house styles contain variants. Please speak to a Sales Executive for plot specific drawings.





# THE DAISY

THREE BED HOME

DEBDON FALLS  
ROTHBURY, NORTHUMBERLAND



The Daisy is a three-bedroom family home with private parking.

The entrance hall leads to the living room and through to an open-plan kitchen and dining area with integrated appliances.

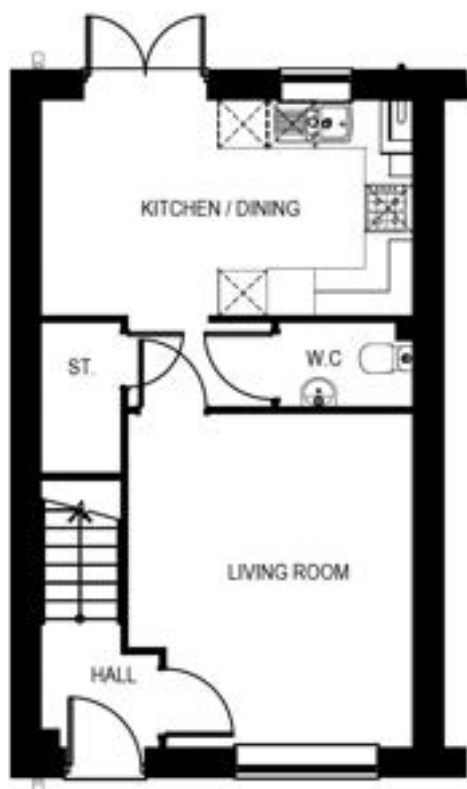
French doors lead to the rear patio and garden.

The ground floor benefits from a W.C. and storage.

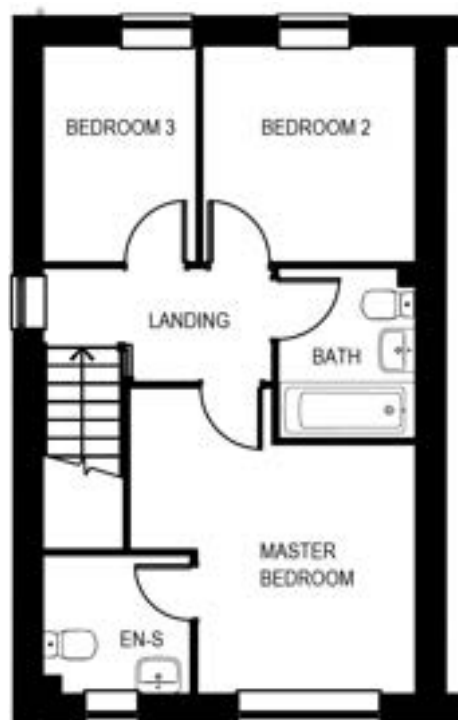
The first floor boasts a master bedroom with an en-suite. Two further bedrooms and a family bathroom.

Please note some house styles contain variants.  
Please speak to a Sales Executive for plot specific drawings.





GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3567mm x 4188mm / 11' 8" x 13' 9"
Kitchen/Dining	4658mm x 2709mm / 15' 3" x 8' 11"
W.C.	1678mm x 1055mm / 5' 6" x 3' 6"

#### FIRST FLOOR

Master Bedroom	2728mm x 3118mm / 8' 11" x 10' 3"
En-suite	1708mm x 2125mm / 5' 7" x 7'
Bedroom 2	2655mm x 2709mm / 8' 9" x 8' 11"
Bedroom 3	1915mm x 2709mm / 6' 3" x 8' 11"
Bathroom	1708mm x 2125mm / 8' 4" x 7'

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# THE LUPIN

FOUR BED HOME

DEBDON FALLS  
ROTHBURY, NORTHUMBERLAND



The Lupin is a four-bedroom detached family home with a garage and private parking.

The ground floor entrance hall leading to the spacious open-plan kitchen, dining and living room with bi-fold doors leading to the rear terrace and garden.

Contemporary fitted kitchen with integrated appliances, a utility plumbed for a washing machine.

The ground floor benefits from a home office, storage and a W.C.

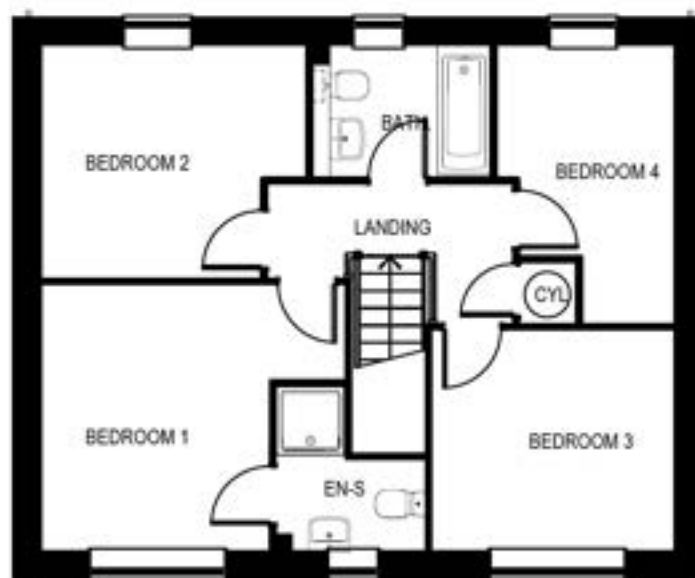
The generous first-floor master bedroom with an en-suite. Three further bedrooms and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Kitchen	3124mm x 2832mm / 10' 3" x 9' 4"
Dining Area	5238mm x 2621mm / 17' 2" x 8' 7"
Living Room	3144mm x 4043mm / 10' 4" x 13' 3"
Utility	1923mm x 1600mm / 6' 4" x 5' 3"
W.C.	975mm x 1602mm / 3' 2" x 5' 3"
Study	3003mm x 1992mm / 9' 10" x 6' 6"

#### FIRST FLOOR

Bedroom 1	3008mm x 3509mm / 9' 10" x 11' 6"
Bedroom 2	3494mm x 3064mm / 11' 6" x 10' 1"
Bedroom 3	3203mm x 2911mm / 10' 6" x 9' 7"
Bedroom 4	2344mm x 3666mm / 7' 8" x 12' 0"
Ensuite	1971mm x 2168mm / 6' 6" x 7' 1"
Bathroom	2344mm x 1735mm / 7' 8" x 5' 8"

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# THE FOXGLOVE

FOUR BED HOME

## DEBDON FALLS

ROTHBURY, NORTHUMBERLAND



The Foxglove is a four-bedroom family home with an integral garage and private parking.

The ground-floor entrance hall leads to a generous living room with a walk-in bay window.

The open-plan kitchen and dining area is to the rear with integrated appliances and access to the utility, W.C. and garage. Bi-fold doors lead to the rear patio and garden.

The first floor offers a master bedroom with an en-suite. Three further bedrooms and a family bathroom.

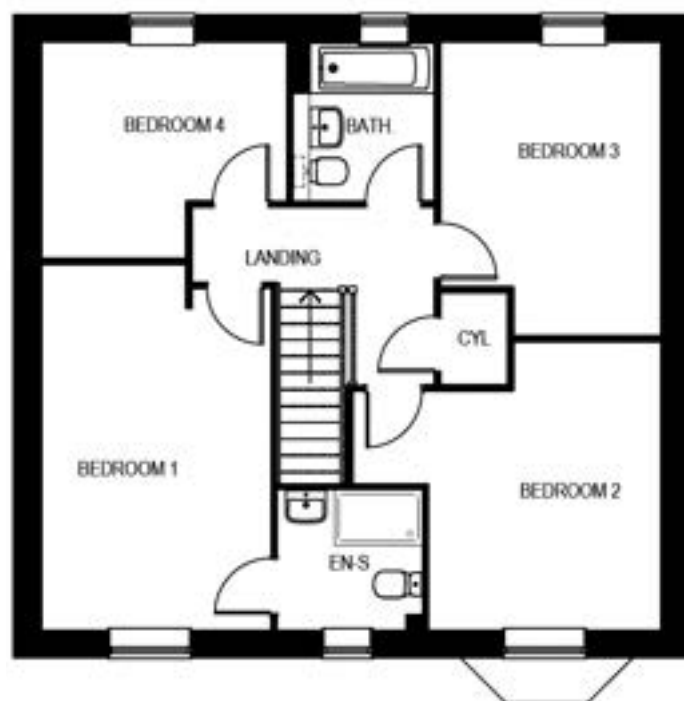
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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3174mm x 4681mm / 10' 5" x 15' 4"
Kitchen/Dining	5246mm x 3243mm / 17' 3" x 10' 8"
Utility	2134mm x 1796mm / 7' 0" x 5' 11"
W.C.	909mm x 1796mm / 3' 0" x 5' 11"
Garage	3006mm x 6000mm / 9' 10" x 19' 8"

#### FIRST FLOOR

Bedroom 1	3131mm x 4987mm / 10' 3" x 16' 4"
Bedroom 2	4211mm x 3928mm / 13' 10" x 12' 11"
Bedroom 3	3009mm x 3999mm / 9' 10" x 13' 1"
Bedroom 4	3348mm x 2940mm / 11' x 9' 8"
Ensuite	1984mm x 1906mm / 6' 6" x 6' 3"
Bathroom	1930mm x 2159mm / 6' 4" x 7' 1"

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# THE LILY II

FOUR BED HOME

## DEBDON FALLS

ROTHBURY, NORTHUMBERLAND



The Lily II is a four-bedroom detached, double-fronted, family home with a traditional front porch and a garage with private parking.

The ground floor entrance hall leads to a well-proportioned living room and study. Spacious open-plan family, dining and kitchen area with bi-fold doors leading to the rear terrace and garden.

Contemporary fitted kitchen with integrated appliances and a separate utility plumbed for a washing machine and a ground floor W.C.

The generous first-floor master bedroom with an en-suite. Three further bedrooms and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3462mm x 3633mm / 11' 4" x 11' 11"
Family/Dining	5590mm x 3444mm / 18' 4" x 11' 4"
Kitchen	3100mm x 3328mm / 10' 11" x 11' 1"
Study	2950mm x 1920mm / 9' 8" x 6' 4"
Utility	1741mm x 1845mm / 5' 9" x 6' 1"
W.C.	1009mm x 1741mm / 3' 4" x 5' 9"

#### FIRST FLOOR

Master Bedroom	3522mm x 4262mm / 11' 7" x 14' 0"
Ensuite	2048mm x 2261mm / 6' 9" x 7' 5"
Bedroom 2	2920mm x 3912mm / 9' 7" x 12' 10"
Bedroom 3	2920mm x 3227mm / 9' 7" x 10' 7"
Bedroom 4	3033mm x 2878mm / 9' 11" x 9' 5"
Bathroom	2338mm x 1709mm / 8' 4" x 5' 7"

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# THE LILY VI

FOUR BED HOME

## DEBDON FALLS

ROTHBURY, NORTHUMBERLAND



The Lily VI is a four-bedroom detached, double-fronted, family home with a traditional front porch and a garage with private parking.

The ground floor entrance hall leads to a well-proportioned living room with a feature bay window and private study. Spacious open-plan family, dining and kitchen area with bi-fold doors leading to the rear terrace and garden.

Contemporary fitted kitchen with integrated appliances and a separate utility plumbed for a washing machine and a ground floor W.C.

The generous first-floor master bedroom with an en-suite. Three further bedrooms and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3512mm x 3633mm / 11' 6" x 11' 11"
Family/Dining	5615mm x 3444mm / 18' 5" x 11' 4"
Kitchen	3075mm x 3328mm / 10' 1" x 10' 11"
Study	2950mm x 1922mm / 9' 8" x 6' 4"
Utility	1852mm x 1739mm / 6' 1" x 5' 8"
W.C.	1009mm x 1739mm / 3' 4" x 5' 8"

#### FIRST FLOOR

Master Bedroom	3522mm x 4262mm / 11' 7" x 14' 0"
Ensuite	2048mm x 2261mm / 6' 9" x 7' 5"
Bedroom 2	2920mm x 3912mm / 9' 7" x 12' 10"
Bedroom 3	2920mm x 3227mm / 9' 7" x 10' 7"
Bedroom 4	3033mm x 2878mm / 9' 11" x 9' 5"
Bathroom	2538mm x 1709mm / 8' 4" x 5' 7"

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# THE SAMPHIRE

FIVE BED HOME

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The Samphire is a five-bedroom detached, double-fronted, family home with a traditional front porch and a detached garage with private parking.

The ground floor entrance hall leads to a well-proportioned living room and a home office. Spacious open-plan family, dining and kitchen area with bi-fold doors leading to the rear terrace and garden.

Contemporary fitted kitchen with integrated appliances and a separate utility plumbed for a washing machine and a ground floor W.C.

The generous first-floor master bedroom with an en-suite, a further bedroom includes an en-suite. Three further bedrooms and a family bathroom.

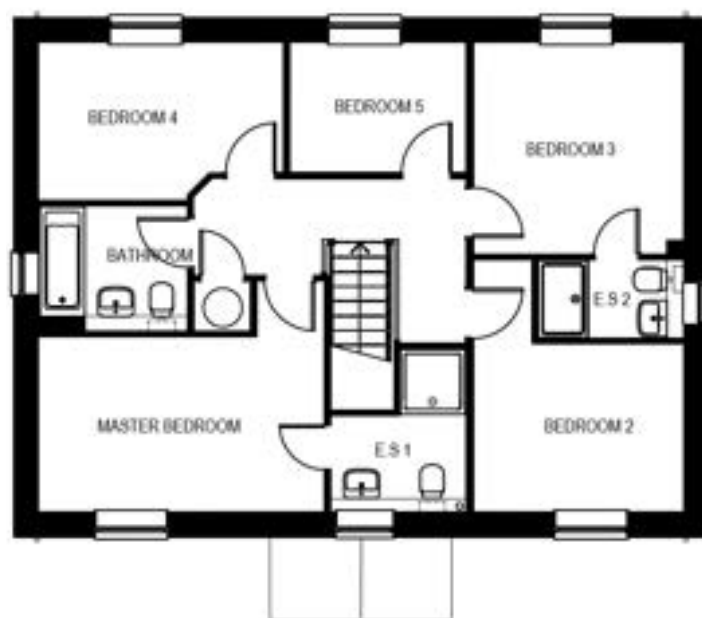
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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	4345mm x 3977mm / 14' 3" x 13' 1"
Family	3220mm x 3100mm / 10' 7" x 10' 2"
Dining	3490mm x 3100mm / 11' 5" x 10' 2"
Kitchen	3217mm x 3328mm / 10' 7" x 10' 11"
Home Office	3218mm x 1920mm / 10' 7" x 6' 4"
Utility	2127mm x 1741mm / 7' 0" x 5' 9"
W.C.	1002mm x 1741mm / 3' 3" x 5' 9"

#### FIRST FLOOR

Master Bedroom	4404mm x 2696mm / 14' 5" x 8' 10"
Ensuite	2278mm x 1928mm / 7' 6" x 6' 4"
Bedroom 2	3238mm x 2590mm / 10' 7" x 8' 6"
Bedroom 3	3237mm x 3251mm / 10' 7" x 10' 8"
En-suite	2238mm x 1210mm / 7' 4" x 4' 0"
Bedroom 4	3772mm x 2428mm / 12' 5" x 8' 0"
Bedroom 5	2720mm x 2013mm / 8' 11" x 6' 7"
Bathroom	2278mm x 1928mm / 7' 6" x 6' 4"

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# THE ELDERFLOWER

FIVE BED HOME

## DEBDON FALLS

ROTHBURY, NORTHUMBERLAND



Five-bedroom double-fronted family home with block paved drive leading to a detached garage.

The ground floor entrance hall leads to a living room with dual aspect, a walk-in bay window and French doors to the rear terrace and generous garden.

Spacious dining room with walk-in bay window.

Open-plan, contemporary kitchen and family area with integrated appliances and further French doors to the rear garden.

Separate utility plumbed for washing machine and ground floor WC.

The first floor offers a generous master bedroom with a shower en-suite with an option of a walk-in dressing room. Three/ Four further bedrooms and a family bathroom.

Please note some house styles contain variants.  
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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3625mm x 5465mm / 11' 11" x 17' 11"
Family/Kitchen	5802mm x 3837mm / 19' x 12' 7"
Dining	3945mm x 2700mm / 12' 11" x 8' 10"
Store	1374mm x 855mm / 4' 6" x 2' 10"
Utility	1890mm x 1805mm / 6' 2" x 5' 11"
W.C.	1890mm x 932mm / 6' 2" x 3' 1"

#### FIRST FLOOR

Master Bedroom	3885mm x 3570mm / 12' 9" x 11' 9"
Ensuite	2801mm x 1240mm / 9' 2" x 4' 1"
Bedroom 2	3353mm x 3252mm / 11' 1" x 10' 8"
Bedroom 3	3450mm x 3040mm / 11' 4" x 10'
Bedroom 4	3447mm x 2362mm / 11' 4" x 7' 9"
Bedroom 5	2893mm x 2170mm / 9' 6" x 7' 1"
Bathroom	2454mm x 1748mm / 8' 1" x 5' 9"

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# THE ORCHID

FIVE BED HOME

DEBDON FALLS  
ROTHBURY, NORTHUMBERLAND



Five-bedroom family home with block paved drive leading to the integral garage and parking spaces.

Spacious entrance hall leading to the generous living room and separate snug.

Contemporary fitted kitchen and family, dining, and family area to the rear with integrated kitchen appliances and bi-fold doors leading to rear patio and garden.

Ground floor study, W.C. and utility plumbed for washing machine.

The first floor offers a generous master bedroom with a dressing area and shower en-suite. Four further bedrooms with a family bathroom offering both a bath and shower enclosure.

Please note some house styles contain variants.  
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GROUND FLOOR



FIRST FLOOR



FIRST FLOOR  
WITH EN-SUITE  
TO BED 2 OPTION

#### GROUND FLOOR

Living Room	3416mm x 4325mm / 11' 4" x 14' 2"
Kitchen	3274mm x 4327mm / 10' 9" x 14' 2"
Family/Dining	5962mm x 3276mm / 19' 7" x 10' 9"
Snug	3445mm x 3576mm / 11' 4" x 11' 9"
Utility	1872mm x 1896mm / 6' 2" x 6' 3"
W.C.	988mm x 1896mm / 3' 3" x 6' 3"
Garage	2998mm x 6739mm / 9' 10" x 22' 1"

#### FIRST FLOOR

Master Bedroom	3504mm x 3283mm / 11' 6" x 10' 9"
Dressing Area	2467mm x 1714mm / 8' 1" x 5' 7"
Ensuite	2467mm x 1829mm / 8' 1" x 6' 0"
Bedroom 2	3283mm x 3666mm / 10' 9" x 12' 0"
Bedroom 3	3321mm x 3006mm / 10' 11" x 9' 10"
Bedroom 4	3251mm x 3248mm / 10' 8" x 10' 8"
Bedroom 5/Office	3726mm x 2597mm / 12' 3" x 8' 6"
Bathroom	2646mm x 2597mm / 8' 8" x 8' 6"

#### FIRST FLOOR EN-SUITE OPTION

Bedroom 2	3283mm x 2789mm / 10' 9" x 9' 2"
Bedroom 4	3251mm x 2597mm / 10' 8" x 8' 6"
Ensuite 2	2261mm x 1438mm / 7' 5" x 4' 9"

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# THE ROSE

FIVE BED HOME

DEBDON FALLS  
ROTHBURY, NORTHUMBERLAND



Five-bedroom detached family home with feature bay windows, single or double garage, and private parking bays.

The entrance hall leads to a well-proportioned living room and a separate dining room with a walk-in bay window.

Spacious, open-plan, kitchen, and family area with bi-fold doors leading to the rear patio and garden.

Contemporary fitted kitchen with integrated appliances. Separate utility plumbed for a washing machine. Ground floor W.C.

The first floor offers a generous master bedroom with a shower en-suite. Four further bedrooms, one with a shower en-suite and a family bathroom.

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GROUND FLOOR



FIRST FLOOR



FIRST FLOOR  
DRESSING  
ROOM OPTION

#### GROUND FLOOR

Living Room	4013mm x 4775mm / 13' 2" x 15' 8"
Kitchen	5113mm x 4083mm / 16' 9" x 13' 5"
Family Area	4650mm x 3594mm / 15' 3" x 11' 10"
Dining Room	4013mm x 2835mm / 13' 2" x 9' 4"
Utility	2878mm x 2391mm / 9' 5" x 7' 10"
W.C.	1850mm x 960mm / 6' 1" x 3' 2"

#### FIRST FLOOR

Master Bedroom	4394mm x 3629mm / 14' 5" x 11' 11"
Ensuite 1	2438mm x 1625mm / 8' x 5' 4"
Bedroom 2	4073mm x 2935mm / 13' 4" x 9' 8"
Bedroom 3	4048mm x 3316mm / 13' 3" x 10' 11"
Ensuite 2	2459mm x 1625mm / 8' 1" x 5' 4"
Bedroom 4	3169mm x 3179mm / 10' 5" x 10' 5"
Bedroom 5/Office	3468mm x 2247mm / 11' 5" x 7' 4"
Bathroom	2018mm x 3216mm / 6' 7" x 10' 7"

#### FIRST FLOOR DRESSING ROOM OPTION

Dressing Room	3468mm x 2247mm / 11' 5" x 7' 4"
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