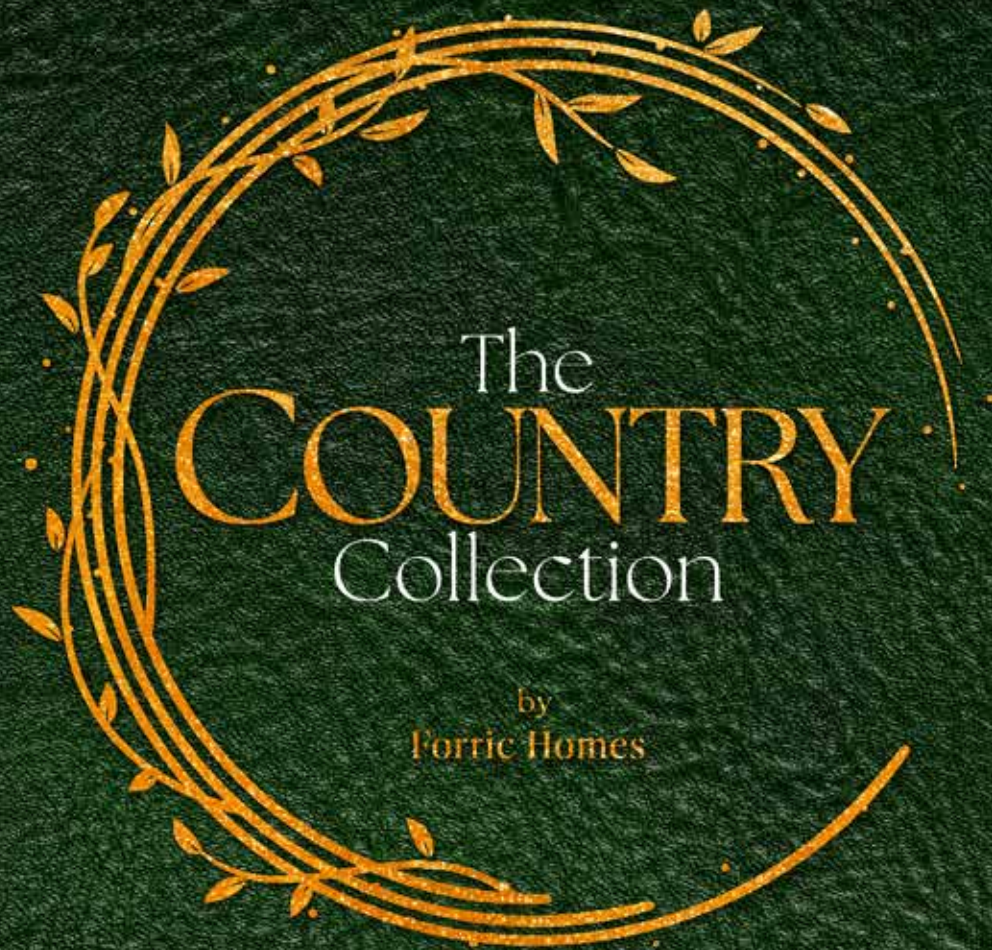


Hamsterley Pastures

part of



The
COUNTRY
Collection

by
Forrie Homes

Hamsterley Pastures

A stunning selection of four and five bedroom
exclusive homes in the heart of County Durham





Hamsterley Pastures

Distinctive Homes
in Generous
Green Spaces.

A stunning collection of contemporary and stylish four and five bedroom luxury family homes in the village of Hamsterley, an idyllic tranquil and picturesque area in County Durham, offering beautiful landscapes and charming countryside views.

Hamsterley Pastures offers a peaceful and relaxed atmosphere away from the hustle and bustle of city life.





The charm of Hamsterley

The Area

Hamsterley is an idyllic place to live, the village lies on a rise above the upper reaches of the Wear Valley and is surrounded by areas of outstanding natural beauty, making it ideal for those who love nothing more than being in the great outdoors.

The nearby town of Bishop Auckland, known as the gateway to the Durham Dales, and home of Auckland Castle which is one of the best-preserved Bishop's palaces in the whole of Europe. It is a bustling market town with a thriving arts and cultural offering. The town centre has a superb library, theatre and arts complex.

A short drive away is Durham City, which blends magnificent medieval history with a modern lifestyle. Visit the cathedral and castle, walk along the banks of the River Wear or enjoy one of the many outstanding pubs, cafés and award winning restaurants.

Active Lifestyles

County Durham's spacious landscapes are enough to keep even the most adventurous people spoilt for choice.

Cycle or walk one of trails that take you through Hamsterley Forest, a delightful 2,000 hectare oasis sprawling along the sides of a sheltered valley. There is a well-developed network of cycle paths, making it a great place to explore by bike. There are also a number of mountain biking trails in the area.

There are many beautiful walks and hikes to be enjoyed in and around the area, ranging from easy strolls to challenging treks and the rivers and nearby lakes are perfect for canoeing and kayaking. There are a number of stables in area that offer horse riding lessons and treks.



Hamsterley Pastures



The COUNTRY Collection

Homes at Hamsterley Pastures have been specifically designed to be luxurious and welcoming.



Hamsterley Pastures

Exclusive luxury designed with you in mind.

Development Plan

This exclusively designed development of ten homes, has been created to be a luxurious setting with magnificent countryside views in the heart of Hamsterley.

With eight bespoke house types, all with their own distinctive design set within two courtyards, you are sure to find the home that best suits your needs.

Each home comes with generous garden spaces with views of the rolling countryside.



Hamsterley Pastures

Our Showhome, The Swinburne.



Hamsterley Pastures

Our Showhome, The Swinburne.



Hamsterley Pastures

Our Showhome, The Swinburne.



Hamsterley Pastures

Our Showhome, The Swinburne.



Hamsterley Pastures

Our Showhome, The Swinburne.



Hamsterley
Pastures

North Courtyard

FORRIC
— HOMES —



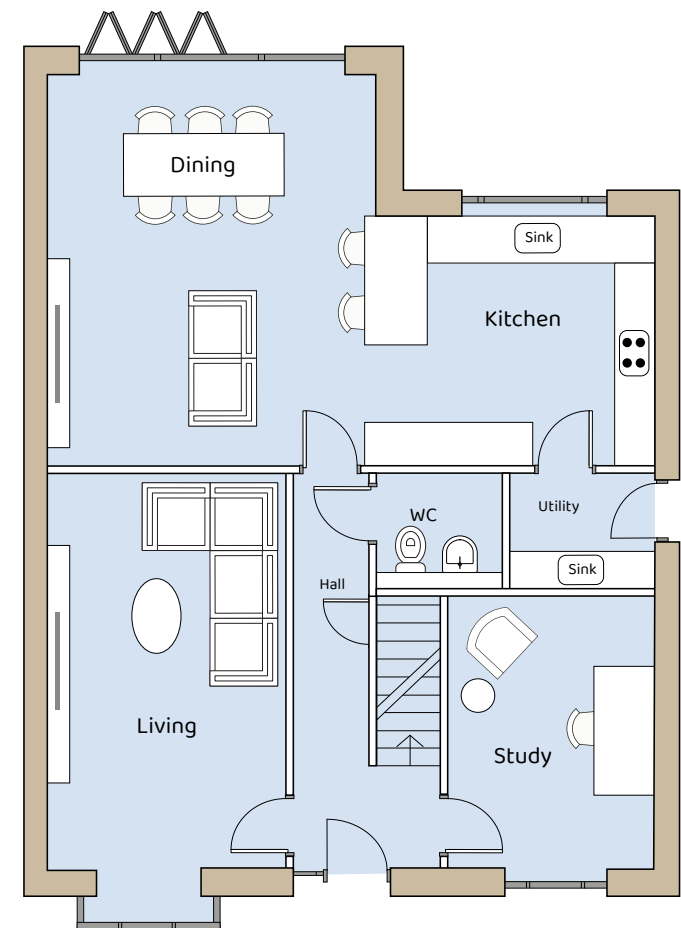


The Swinburne

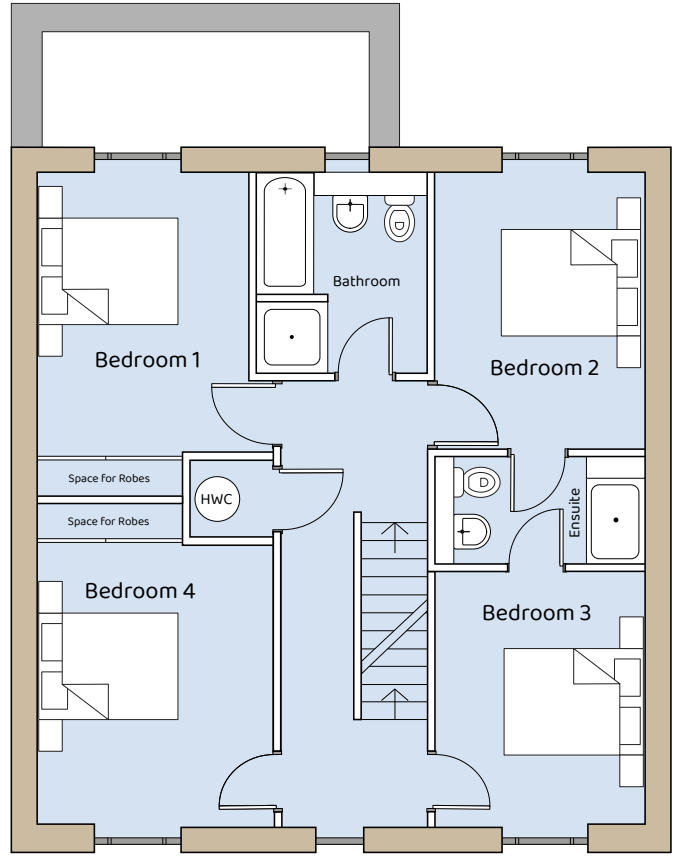
A magnificent five bedroom detached executive home with detached double garage.

With a flexible layout to appeal to all, the design of this five bedroom home, The Swinburne, creates a truly unique living space. The open-plan kitchen with fully integrated appliances and family dining space, span the width

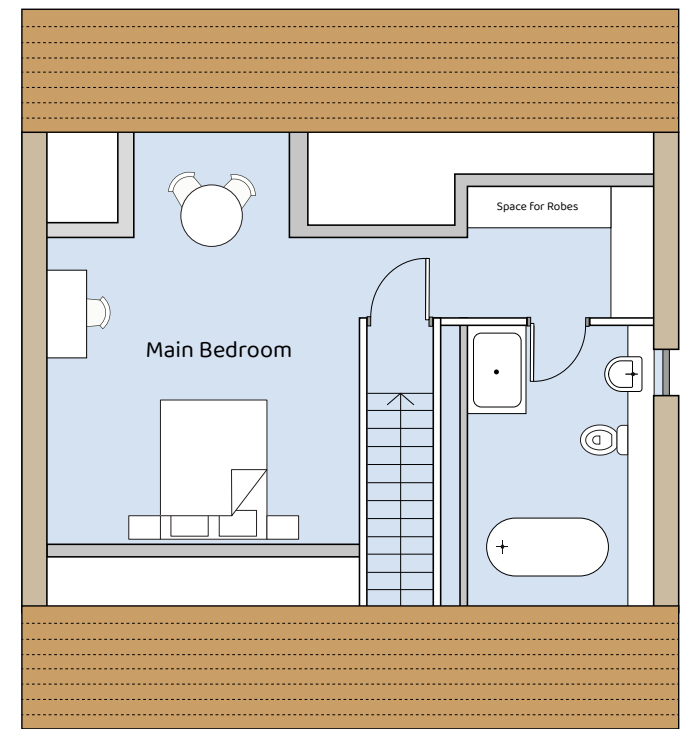
of the home with bi-fold doors opening onto the rear of the property, providing breathtaking views of the countryside.



GROUND FLOOR



FIRST FLOOR



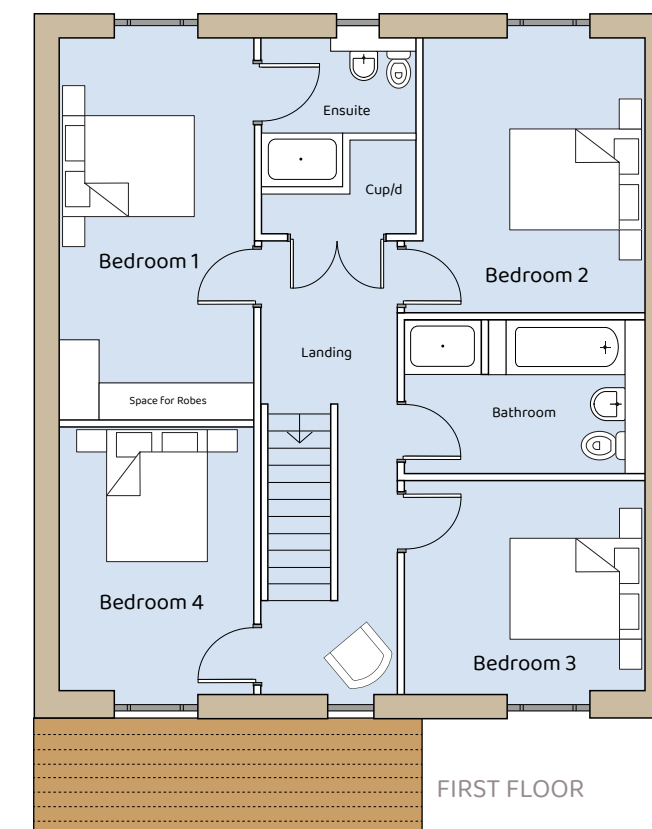
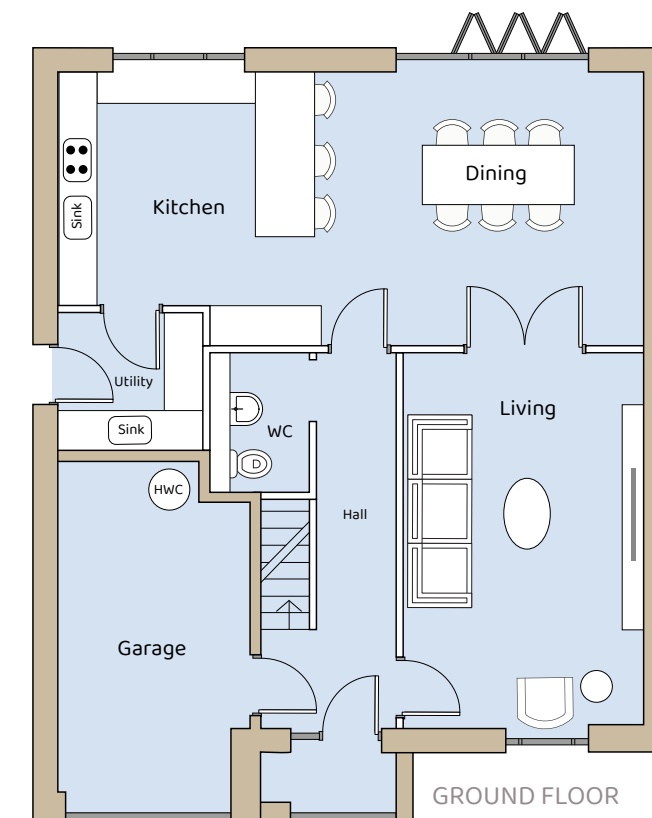
SECOND FLOOR

THE SWINBURNE

GROUND FLOOR	SIZE (WIDTH X LENGTH)
Living Room	10'12" x 18'4" (3.35m x 5.6m)
Study/Snug	9'8" x 12'8" (2.95m x 3.85m)
Kitchen	13'5" x 11'6" (4.1m x 3.5m)
Dining	15'1" x 18'1" (4.6m x 5.5m)
FIRST FLOOR	SIZE (LENGTH X WIDTH)
Bedroom 1	9'11" x 12'12" (3.02m x 3.95m)
Bedroom 2	9'8" x 12'11" (2.95m x 3.93m)
Bedroom 3	9'9" x 11'10" (2.97m x 3.61m)
Bedroom 4	10'12" x 12'12" (3.35m x 3.95m)
SECOND FLOOR	SIZE (LENGTH X WIDTH)
Main Bedroom	13'3" x 14'6" (4.04m x 4.43m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





The Pine

Two exclusive four bedroom detached family homes with integrated single garage.

The Pine is ideal for couples, downsizers or growing families. The entrance hallway leads to a modern living, open-plan kitchen and dining room with bi-fold 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.

THE PINE (2 AVAILABLE)

GROUND FLOOR	SIZE (WIDTH X LENGTH)
Living Room	11'11" x 18'4" (3.62m x 5.58m)
Kitchen	13'6" x 13'4" (4.12m x 4.07m)
Dining	15'4" x 13'5" (4.68m x 4.1m)

FIRST FLOOR	SIZE (LENGTH X WIDTH)
Bedroom 1	9'9" x 13'5" (2.96m x 4.1m)
Bedroom 2	11'0" x 13'5" (3.36m x 4.1m)
Bedroom 3	11'11" x 10'5" (3.62m x 3.18m)
Bedroom 4	9'9" x 9'7" (2.96m x 2.92m)

Floorplan shows Plot 4. Plot 5 is handed. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

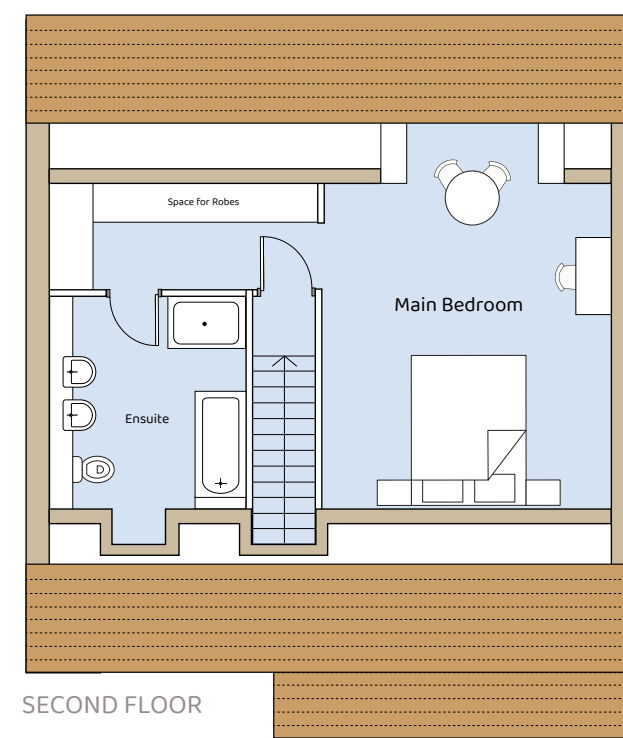
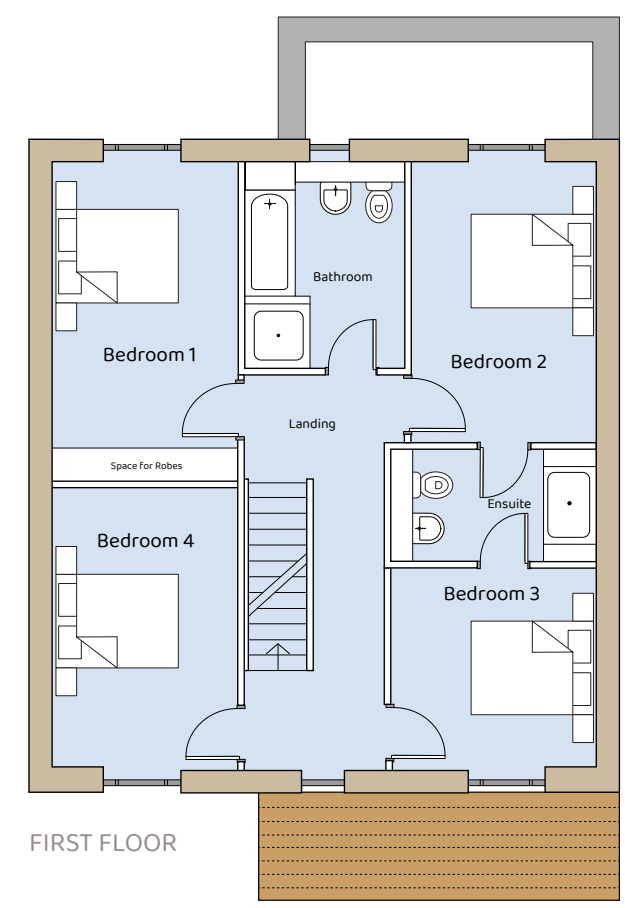
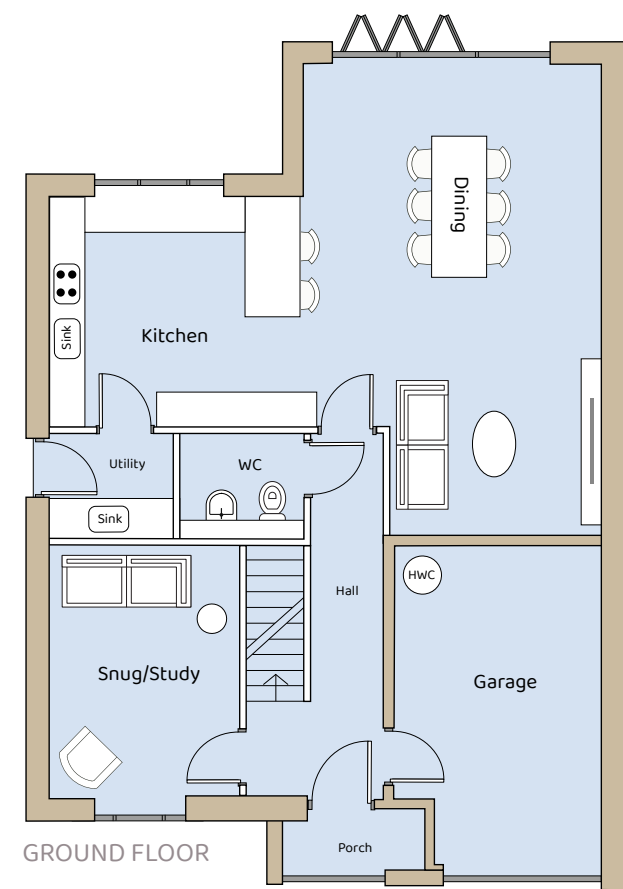


The Redford

A stunning five bedroom detached family home with integrated single garage.

The Redford boasts five spacious bedrooms, a home that promotes modern luxury family living, whilst being designed to offer the greatest flexibility and space.

The open-plan kitchen with fully integrated appliances and family dining space, span the width of the home with bi-fold doors opening onto the rear of the property, providing breathtaking views of the countryside.



THE REDFORD

GROUND FLOOR	SIZE (WIDTH X LENGTH)
Study/Snug	9'9" x 12'10" (2.97m x 3.9m)
Kitchen	12'11" x 11'8" (3.94m x 3.55m)
Living/Dining	15'1" x 23'7" (4.6m x 7.2m)
FIRST FLOOR	SIZE (LENGTH X WIDTH)
Bedroom 1	9'11" x 15'12" (2.96m x 4.87m)
Bedroom 2	9'9" x 14'1" (2.96m x 4.28m)
Bedroom 3	10'6" x 10'0" (3.21m x 3.05m)
Bedroom 4	9'9" x 14'1" (2.96m x 4.28m)
SECOND FLOOR	SIZE (LENGTH X WIDTH)
Main Bedroom	14'5" x 16'10" (4.4m x 5.12m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



RESERVED

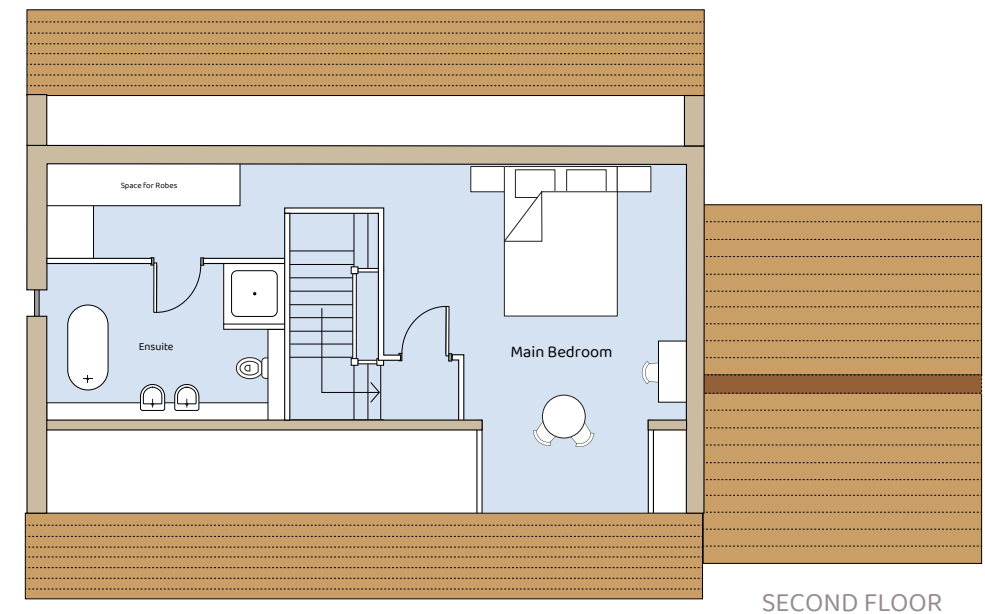
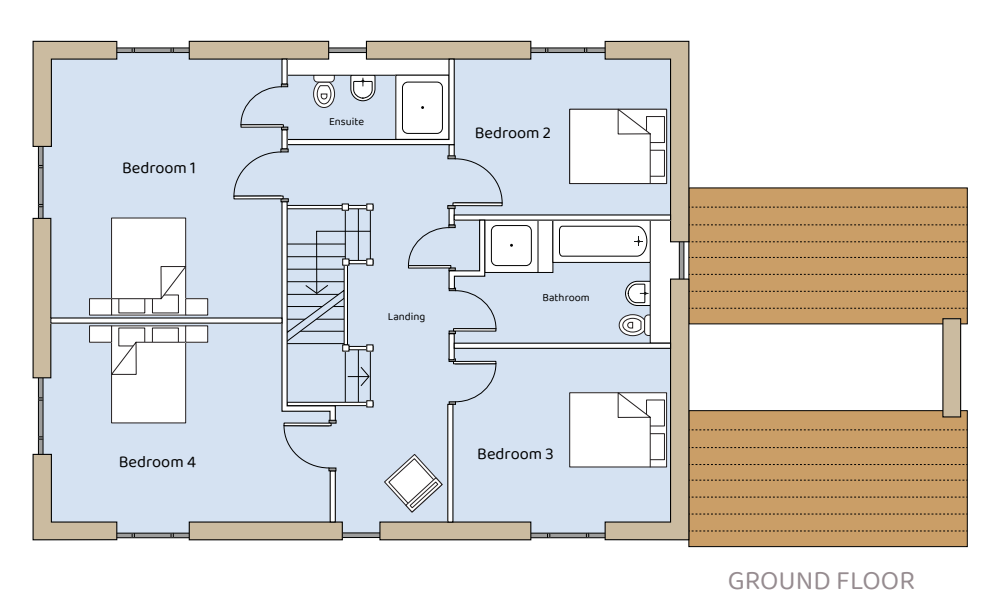
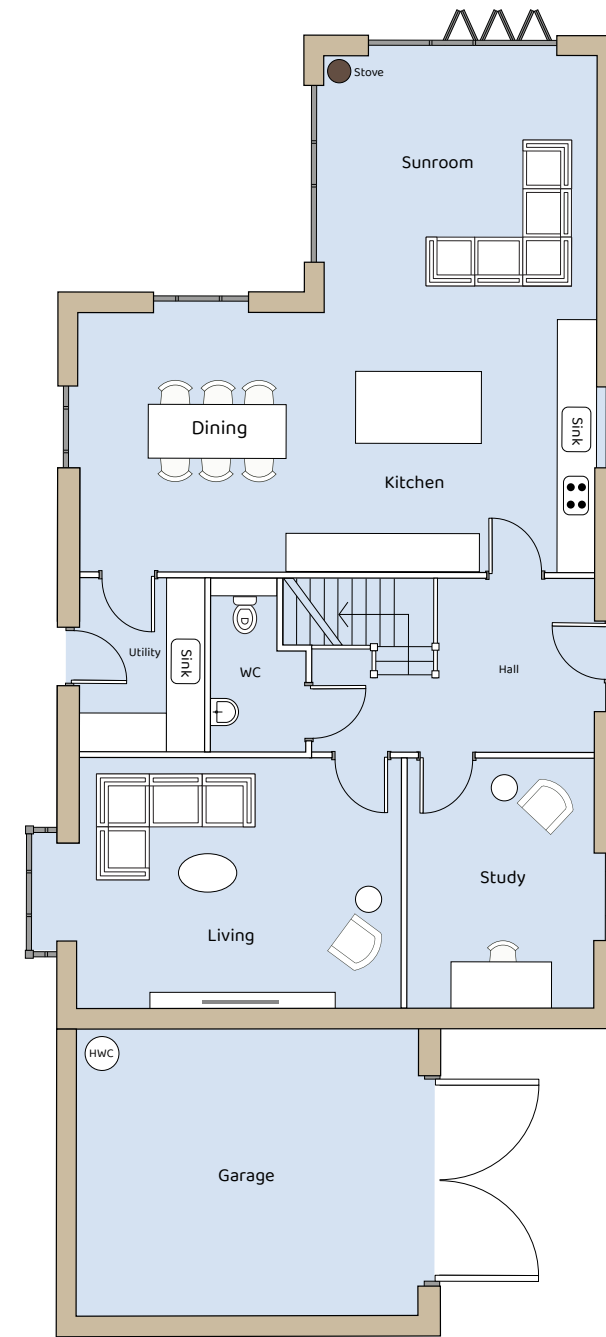


The Dryderdale

A luxurious double fronted executive five bedroom home comprising of four large double bedrooms and a large main bedroom, a sunroom and single garage.

The Dryderdale offers practical space for family life combined with a thoughtful and stunning design. This home has four large double bedrooms and a luxurious family bathroom. The upper floor has a large master bedroom with an en-suite bathroom.

The sunroom is the perfect place to relax and enjoy the views of the rolling countryside. The property is finished to a high standard throughout. Perfect for a family who are looking for a spacious and luxurious property in a peaceful location.



THE DRYDERDALE

GROUND FLOOR	SIZE (WIDTH X LENGTH)
Living Room	12'7" x 15'11" (3.83m x 4.86m)
Study/Snug	12'6" x 9'7" (3.8m x 2.92m)
Kitchen	12'12" x 13'9" (3.95m x 4.2m)
Dining	12'11" x 11'11" (3.94m x 3.64m)
Sunroom	13'3" x 13'9" (4.04m x 4.19m)

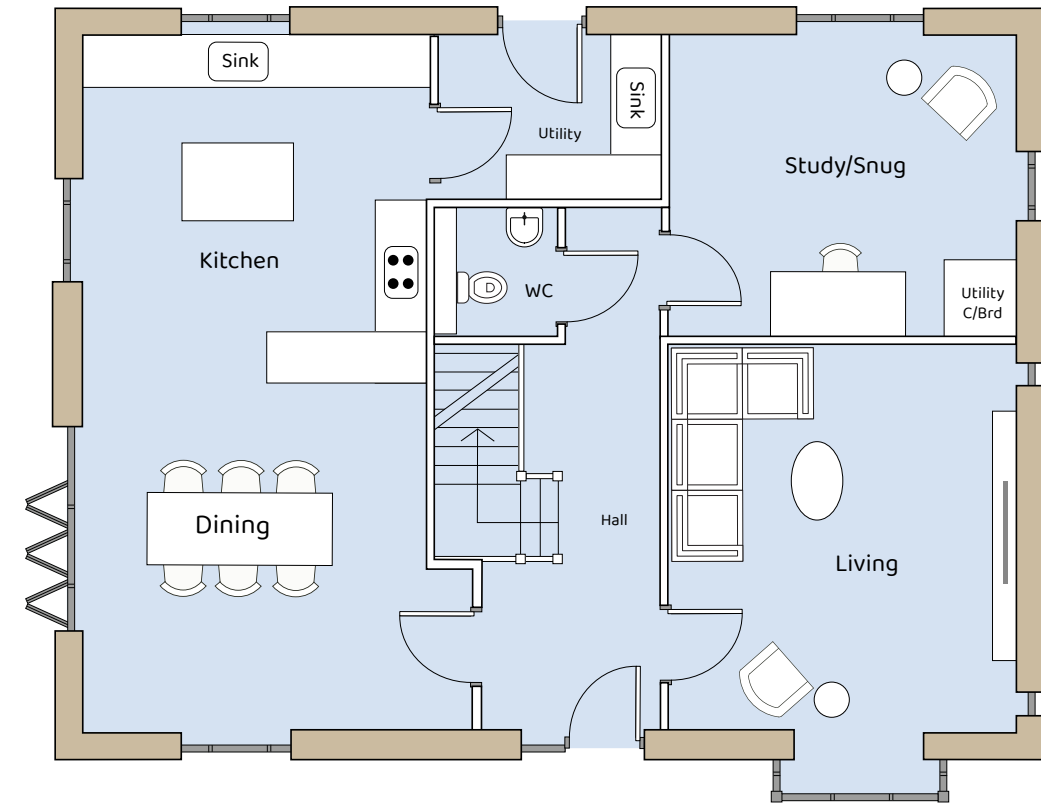
FIRST FLOOR	SIZE (LENGTH X WIDTH)
Bedroom 1	12'12" x 14'3" (3.95m x 4.35m)
Bedroom 2	12'2" x 8'8" (3.7m x 2.64m)
Bedroom 3	12'2" x 9'9" (3.7m x 2.98m)
Bedroom 4	13'0" x 11'2" (3.97m x 3.4m)

SECOND FLOOR	SIZE (LENGTH X WIDTH)
Main Bedroom	16'4" x 14'6" (4.97m x 4.43m)

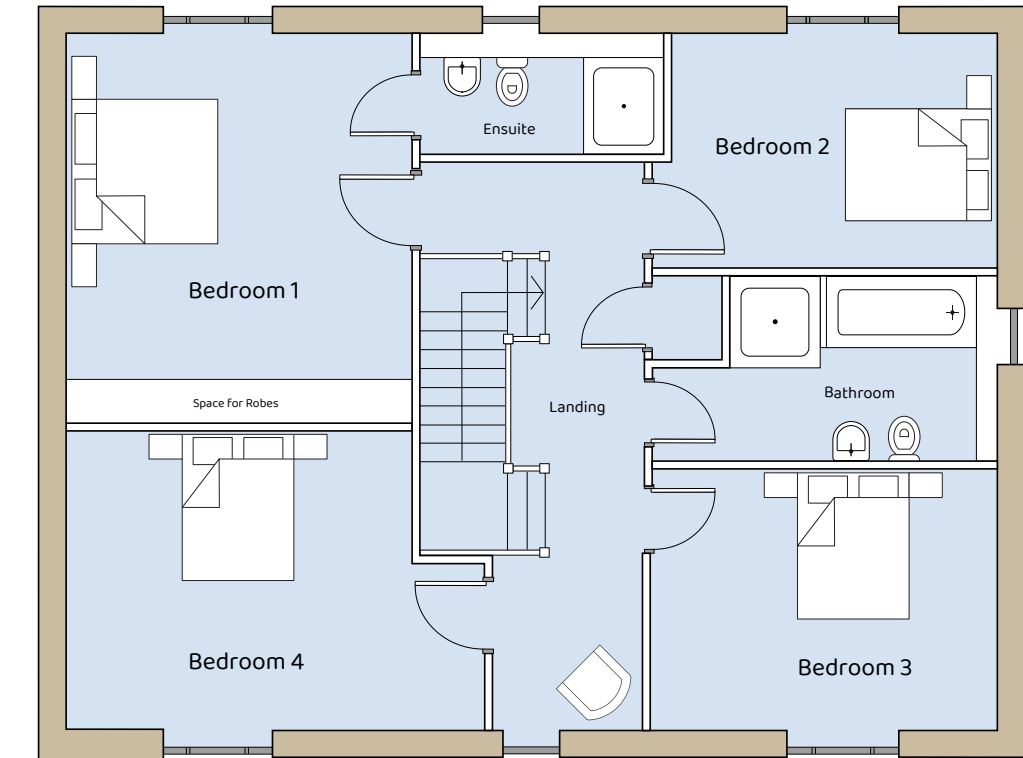
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



RESERVED



GROUND FLOOR



FIRST FLOOR

The Ayhope

An executive, four bedroom home with detached double garage that promotes modern luxury family living, whilst being designed to offer the greatest flexibility and space.

The Ayhope is ideal for families offering practical space for family life combined with a thoughtful and stunning design. This home has four large double bedrooms and a luxurious family bathroom.

The entrance hallway has access to a modern living, open-plan kitchen and dining room with bi-fold doors providing direct access to the garden with spectacular views.

THE AYHOPE

GROUND FLOOR	SIZE (WIDTH X LENGTH)
Living Room	12'11" x 14'6" (3.93m x 4.41m)
Study/Snug	12'11" x 11'2" (3.93m x 3.4m)
Kitchen	12'10" x 13'0" (3.91m x 3.97m)
Dining	12'10" x 12'12" (3.91m x 3.95m)
FIRST FLOOR	SIZE (LENGTH X WIDTH)
Bedroom 1	12'10" x 14'6" (3.91m x 4.43m)
Bedroom 2	12'2" x 8'9" (3.72m x 2.67m)
Bedroom 3	12'11" x 9'8" (3.93m x 2.94m)
Bedroom 4	12'10" x 11'1" (3.91m x 3.38m)

Please refer to the sales team for accurate elevation treatment. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Hamsterley
Pastures

South Courtyard



1 OF 2 SOLD

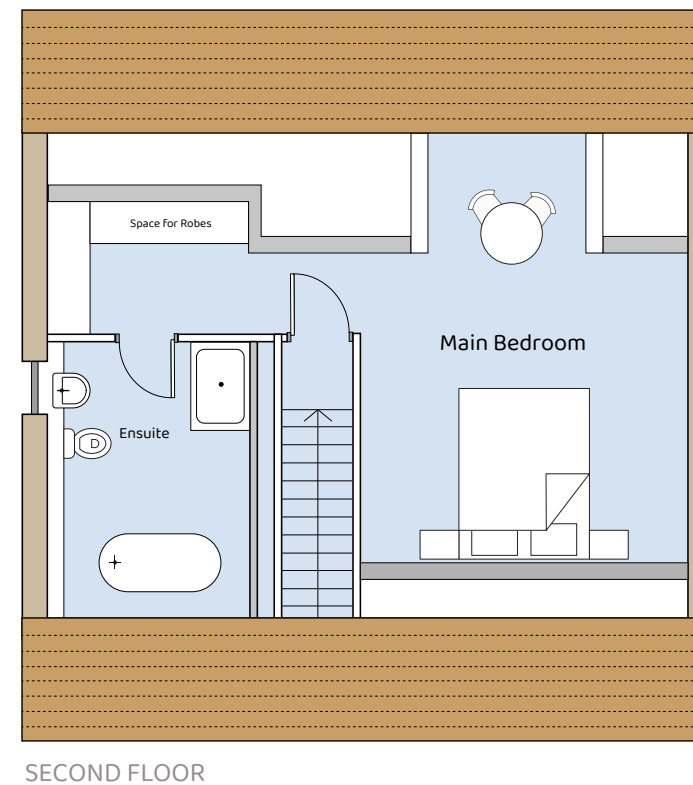
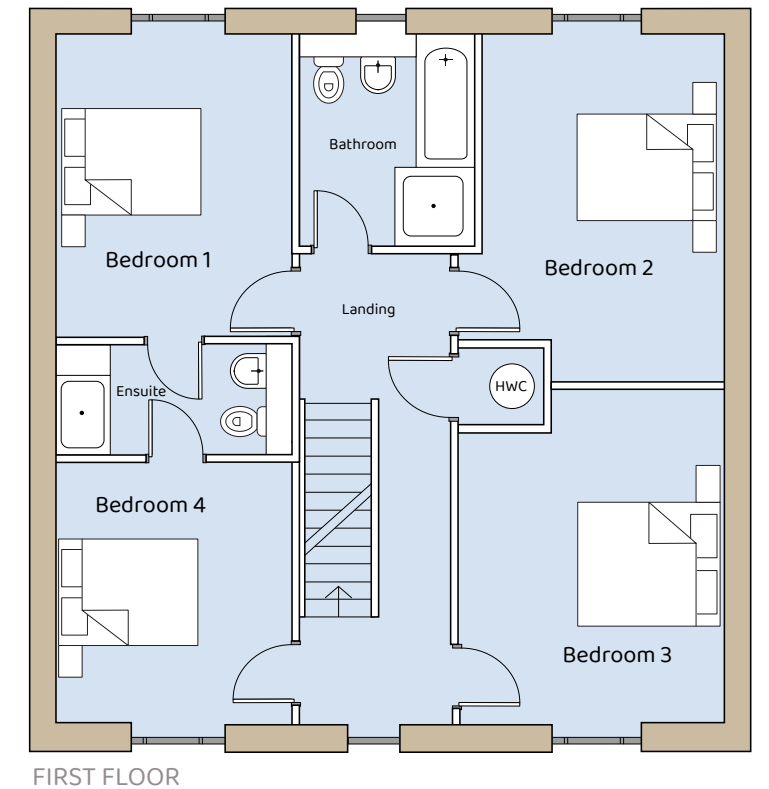
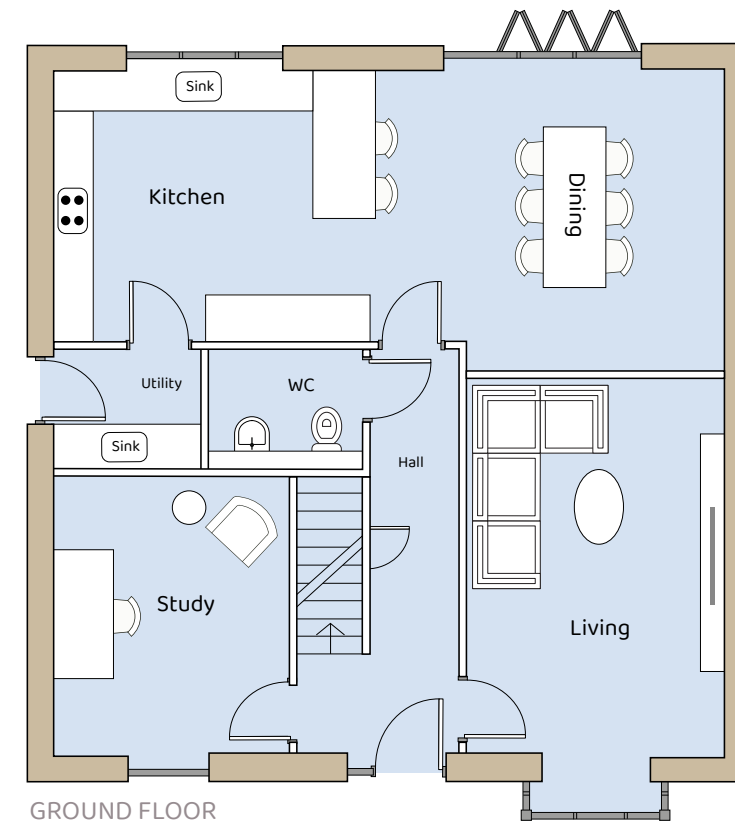


The Larch

Two luxurious executive five bedroom homes comprising of four large double bedrooms and a large main bedroom, detached double garage and boasting beautiful countryside views.

The Larch offers practical space for family life combined with a thoughtful and stunning design. This home has four large double bedrooms and a spacious family bathroom. The upper floor has a large master en-suite bedroom.

The property is finished to a high standard throughout. Perfect for a family who are looking for a spacious and luxurious property in a peaceful location.



THE LARCH (2 AVAILABLE)

GROUND FLOOR	SIZE (WIDTH X LENGTH)
Living Room	11'8" x 17'1" (3.55m x 5.2m)
Study/Snug	10'10" x 12'10" (3.3m x 3.9m)
Kitchen	14'7" x 12'5" (4.45m x 3.78m)
Dining	15'8" x 13'9" (4.78m x 4.18m)
FIRST FLOOR	SIZE (LENGTH X WIDTH)
Bedroom 1	10'10" x 10'6" (3.3m x 3.19m)
Bedroom 2	10'11" x 13'8" (3.34m x 4.16m)
Bedroom 3	12'1" x 12'10" (3.69m x 3.9m)
Bedroom 4	10'10" x 11'10" (3.3m x 3.61m)
SECOND FLOOR	SIZE (LENGTH X WIDTH)
Main Bedroom	14'4" x 14'2" (4.38m x 4.32m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

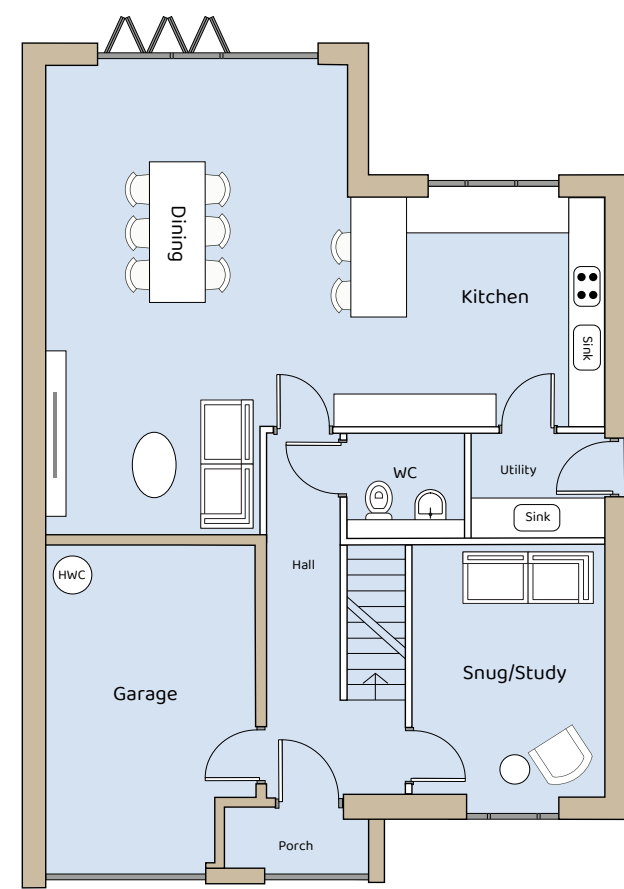


The Bedburn

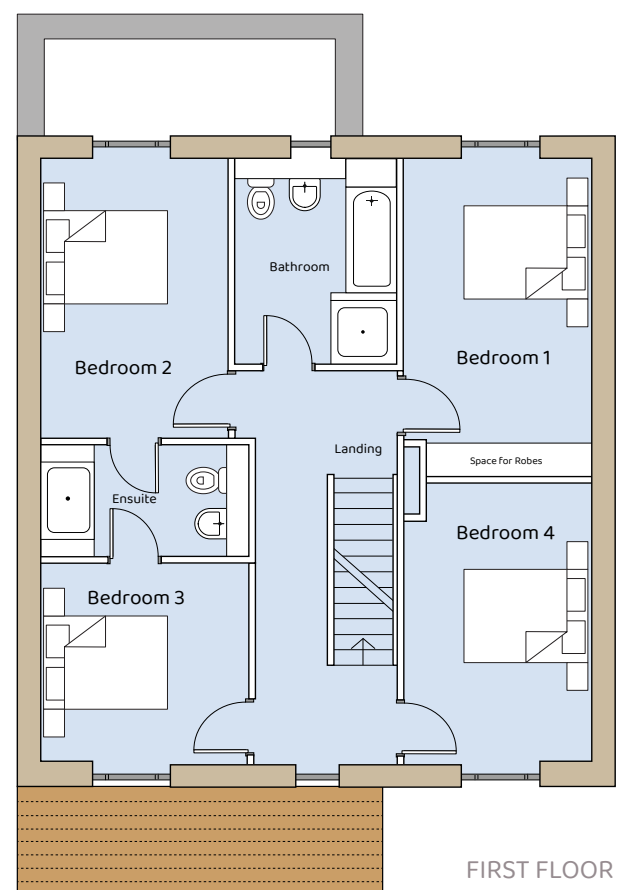
A five bedroom family home comprising of four large double bedrooms and a large main bedroom and an integrated single garage.

The Bedburn boasts five spacious bedrooms, a home that promotes modern luxury family living, whilst being designed to offer the greatest flexibility and space.

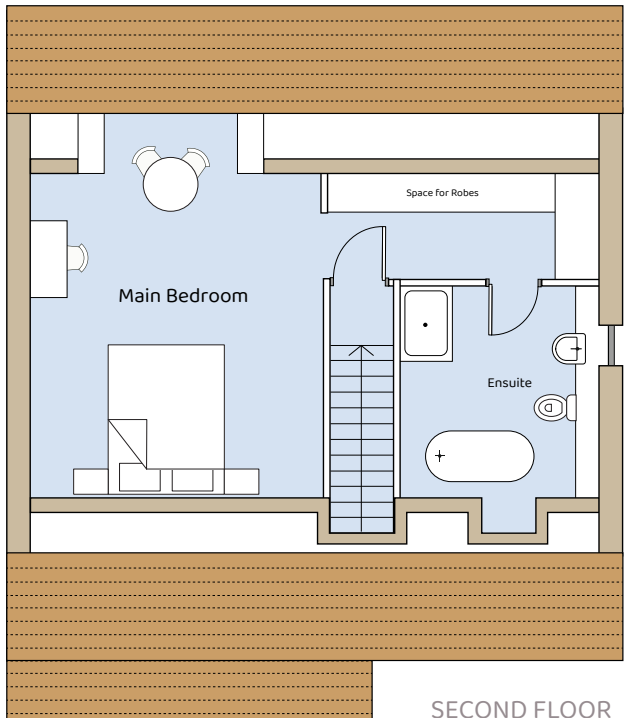
The open-plan kitchen with fully integrated appliances and family dining space, span the width of the home with bi-fold doors opening onto the rear of the property, providing breathtaking views of the countryside.



GROUND FLOOR



FIRST FLOOR

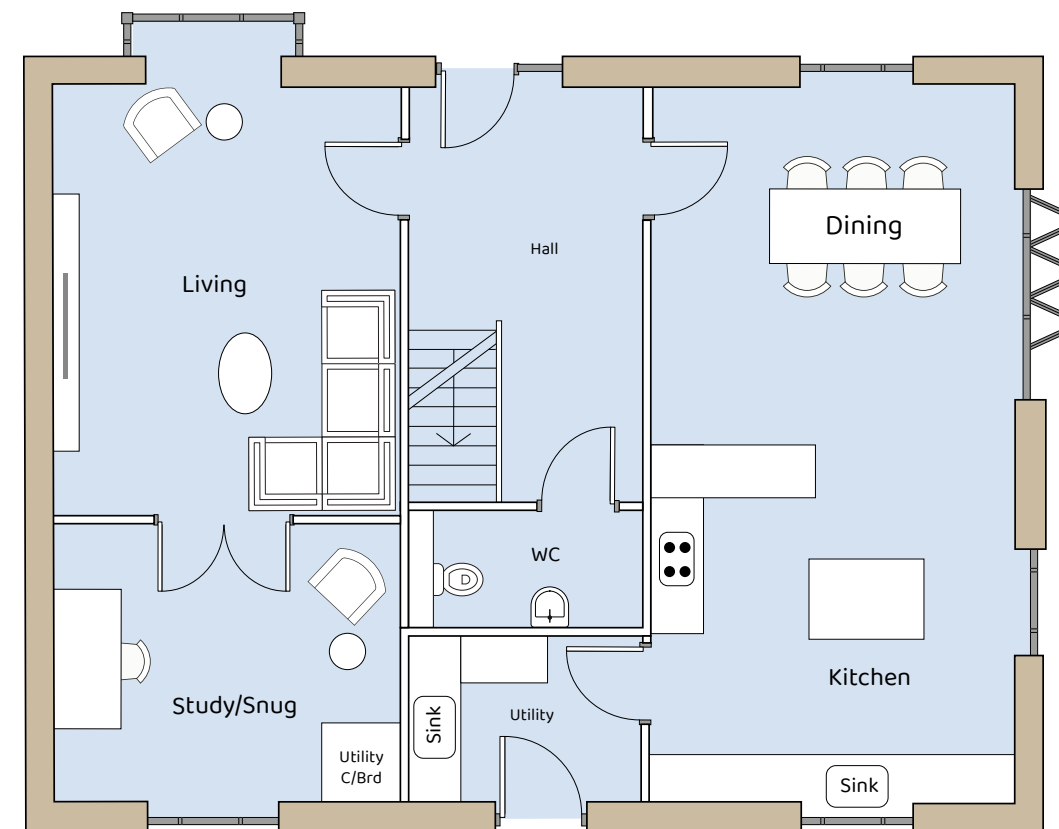


SECOND FLOOR

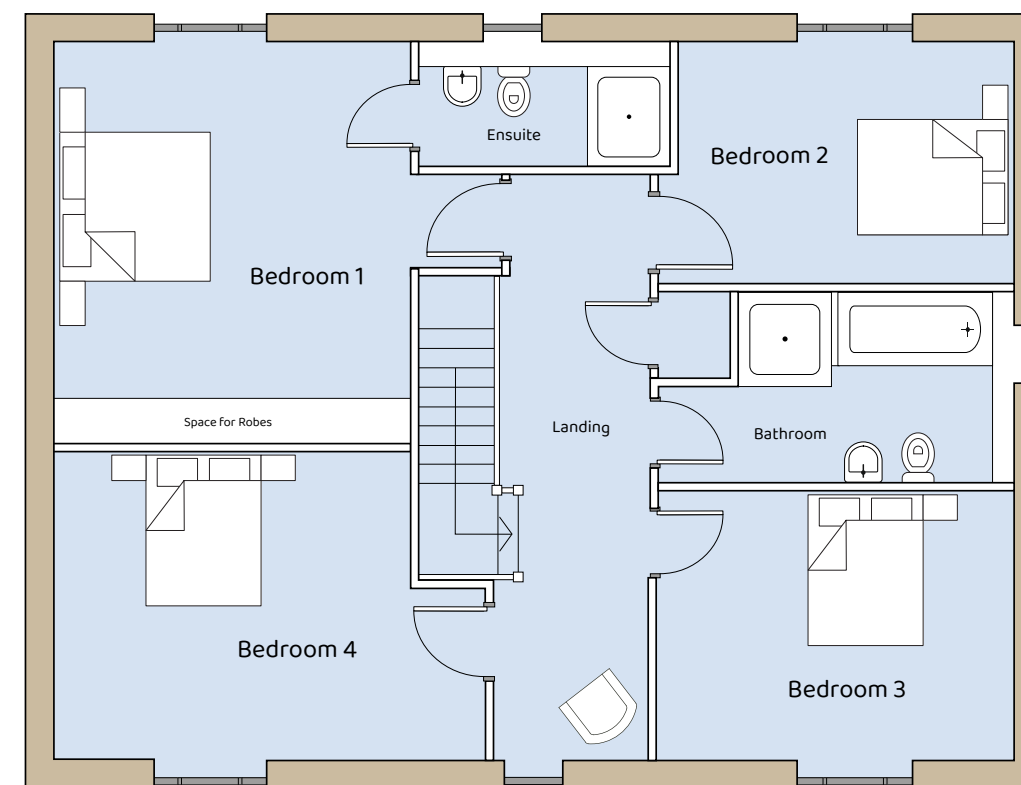
THE BEDBURN

GROUND FLOOR	SIZE (WIDTH X LENGTH)
Study/Snug	9'9" x 12'10" (2.97m x 3.9m)
Kitchen	12'11" x 11'8" (3.94m x 3.55m)
Living/Dining	15'1" x 23'7" (4.6m x 7.2m)
FIRST FLOOR	SIZE (LENGTH X WIDTH)
Bedroom 1	9'11" x 15'12" (2.96m x 4.87m)
Bedroom 2	9'9" x 14'1" (2.96m x 4.28m)
Bedroom 3	10'6" x 10'0" (3.21m x 3.05m)
Bedroom 4	9'9" x 14'1" (2.96m x 4.28m)
SECOND FLOOR	SIZE (LENGTH X WIDTH)
Main Bedroom	14'5" x 16'10" (4.4m x 5.12m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



GROUND FLOOR



FIRST FLOOR

The Bellamy

An executive four bedroom home with detached double garage that promotes modern luxury family living, whilst being designed to offer the greatest flexibility and space.

The Bellamy is ideal for families offering practical space for family life combined with a thoughtful and stunning design. This home has four large double bedrooms and a luxurious family bathroom.

The entrance hallway has access to a modern living, open-plan kitchen and dining room with bi-fold doors providing direct access to the garden with spectacular views.

THE BELLAMY

GROUND FLOOR SIZE (WIDTH X LENGTH)

Living Room	12'6" x 15'5" (3.81m x 4.7m)
Study/Snug	12'5" x 9'10" (3.78m x 3.0m)
Kitchen	13'1" x 12'11" (4.0m x 3.94m)
Dining	13'1" x 12'11" (4.0m x 3.94m)

FIRST FLOOR SIZE (LENGTH X WIDTH)

Bedroom 1	12'6" x 14'4" (3.81m x 4.37m)
Bedroom 2	13'0" x 8'8" (3.97m x 2.63m)
Bedroom 3	13'1" x 9'9" (4.0m x 2.98m)
Bedroom 4	12'5" x 11'3" (3.78m x 3.43m)

Please refer to the sales team for accurate elevation treatment.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken in error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Luxury Specifications

It's the attention to detail that makes a new house feel like a home from the moment you move in... the position of a light switch, the location of a power socket or the uninterrupted view of the garden from your favourite chair. The specification at Hamsterley Pastures includes it all.

At Forric Homes, we believe we have thought of everything! There's also a whole host of luxurious extras on offer that makes moving in seamless.

Each of our properties at Hamsterley Pastures has been lovingly built by a dedicated team of craftsmen.

Kitchens

- Choice of contemporary or traditional door finishes
- Soft motion hinges and doors
- Silestone worktops
- Integrated appliances AEG or similar
 - Induction hob
 - Single oven
 - Integrated fridge/freezer 60/40
 - Integrated dishwasher

Utility

- Units to match kitchen
- Silestone worktops and upstand
- Plumbing for washing machine and tumble dryer

Bathrooms

- Wall hung W/C with concealed cistern and polished chrome flush plate
- Fully tiled to wet areas around showers and baths. Half tiled around W/C and basins
 - Tile choice from luxury Porcelanosa Range
- Heated towel rails
- Monobloc mixer tap
- Wall mounted basins to W/C and secondary en suite
- Wall mounted vanity units to family bathroom and Principal En suite
 - Vanity choice colours from luxury Porcelanosa Range
- Shaver sockets

Heating and Electrical

- Air source heat pump and hot water cylinder
- Mechanical extraction to all bathrooms, kitchen and utility
- LED downlights to living/kitchen/diner, bathrooms and en-suites
- External feature lighting

Interior Finishes

- Contemporary oak finished doors
- Satin chrome ironmongery
- Ogee style skirting and architraves
- Walls and ceilings finished in a white matt
- Woodwork finished in a satin white
- Staircase to have oak newels and handrails and white painted spindles

External Finishes

- Landscaped and turfed front and rear gardens
- uPVC casement windows anthracite grey outer, white inner
- Aluminium bi-folding doors to garden from kitchen area
- Outside tap and double socket
- Paved paths and patio
- Block paved driveways and courtyards
- Fencing to all plot boundaries

Security

- Five point locking system to all external doors
- PIR lighting to front door
- Alarm system

Quality

- ICW Ten year warranty enhanced by developers personal service





Welcome to Forric Homes

Award winning house builder Forric Homes has forged a reputation for delivering luxury bespoke homes throughout the north east of England. We are a family run business, with a passion for building your forever home.

We approach every project with the objective of building homes that we would be proud to live in. Our many years' experience and construction expertise allow us to blend contemporary design with traditional craft led building techniques and deliver family homes, perfect for living in today.



A family run house builder operating throughout the North East

With our family values at the core of everything we do, we strive to deliver the highest level of build quality, pre-sale and aftercare customer service with all of our developments.

Forric Homes is an evolution of our main operating business Forric Construction which has been delivering residential led development for over 30 years in the housebuilding sector. The business is now led by brothers Richard and Thomas Forster.



forrichomes.co.uk



Hamsterley Pastures

by



Urban **BASE**

EXCEPTIONAL SERVICE · DISTINCTIVE HOMES

urban-base.com

for more information

0845 643 1186

info@urban-base.com