



ST. MARGARETS PLACE

GLANTON | NORTHUMBERLAND

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INTRODUCTION

Situated within the Northumberland Countryside in the village of Glanton, is this exclusive development of three fabulous, four bedroom stone built detached homes. The properties will benefit from substantial and private garden sites with driveway parking and good sized garages.

Each property will be finished with luxurious internal and external design features and will be finished to the highest specifications.

Built by Dacre Street Developments, who specialise in executive homes, the properties will be built in a traditional build which have been adapted to include energy efficient features, so they blend beautifully with the Northumberland countryside whilst offering traditional Northumberland homes for a modern and contemporary lifestyle.





THE VILLAGE OF GLANTON

Among the dramatic countryside of Northumberland is the traditional and friendly village of Glanton, offering a local shop for all daily essentials and a friendly local pub, which is a perfect spot to visit into following a lovely countryside walk or to unwind after a busy work day.

Located nearby is the beautiful Thrunton Woods, making for a perfect woodland walk, whilst world-class attractions including Cragside and Alnwick Castle are also a short drive away.

The nearby larger market towns of Alnwick and Morpeth have an excellent array of shops, cafes and restaurants to enjoy, as well as attractions for tourists and locals to delight in.

For schooling, there is the nearby Whittingham Church of England Primary school, with The Duchesses' Community High School being located in Alnwick.

Only a short distance away, in the market town of Morpeth, there are great transport links enabling you to explore cities from Edinburgh to London via train, Newcastle Airport is also located approximately 40 minutes away.

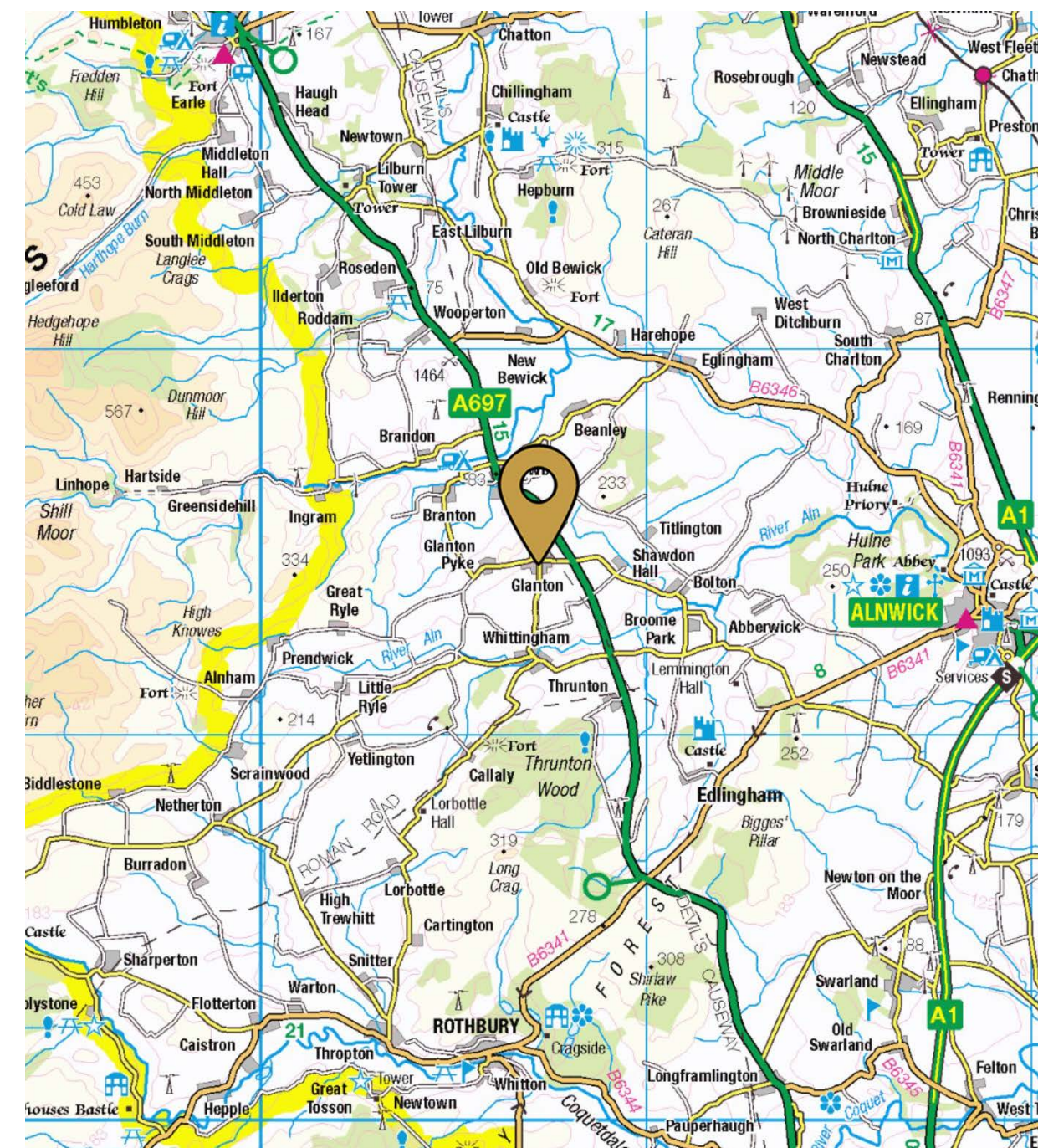
DACRE STREET DEVELOPMENTS

Dacre Street Developments pride themselves on being an approachable, friendly developer who consider every aspect of the buyers experience, from the care and consideration taken at initial design stage through to completion.

Whether it be an initial enquiry, regular updates throughout the construction, or the aftercare, their small team is available to discuss any queries. They have invested in creating a home for their clients, whether it be a new family home, a forever home for those looking to downsize or a lifestyle change, which not only meets their expectations but exceeds them. They take the time to get to know their clients so you can work together on building the perfect home, so when they hand over the key they are as excited for your future in your new home as you are.

Dacre Street's developments represent their appreciation of the beautiful Northumberland region. They are mindful of being empathetic to the surrounding areas and want each development to enhance the area it is built in and be equally as appreciated on day one of it being complete to 100 years of when the developments are lived in and creating their own history within their location.





LOCATION

ALNWICK
8.6 MILES

BAMBURGH
21.9 MILES

SEAHOUSES
20.6 MILES

ALNMOUTH
13.7 MILES

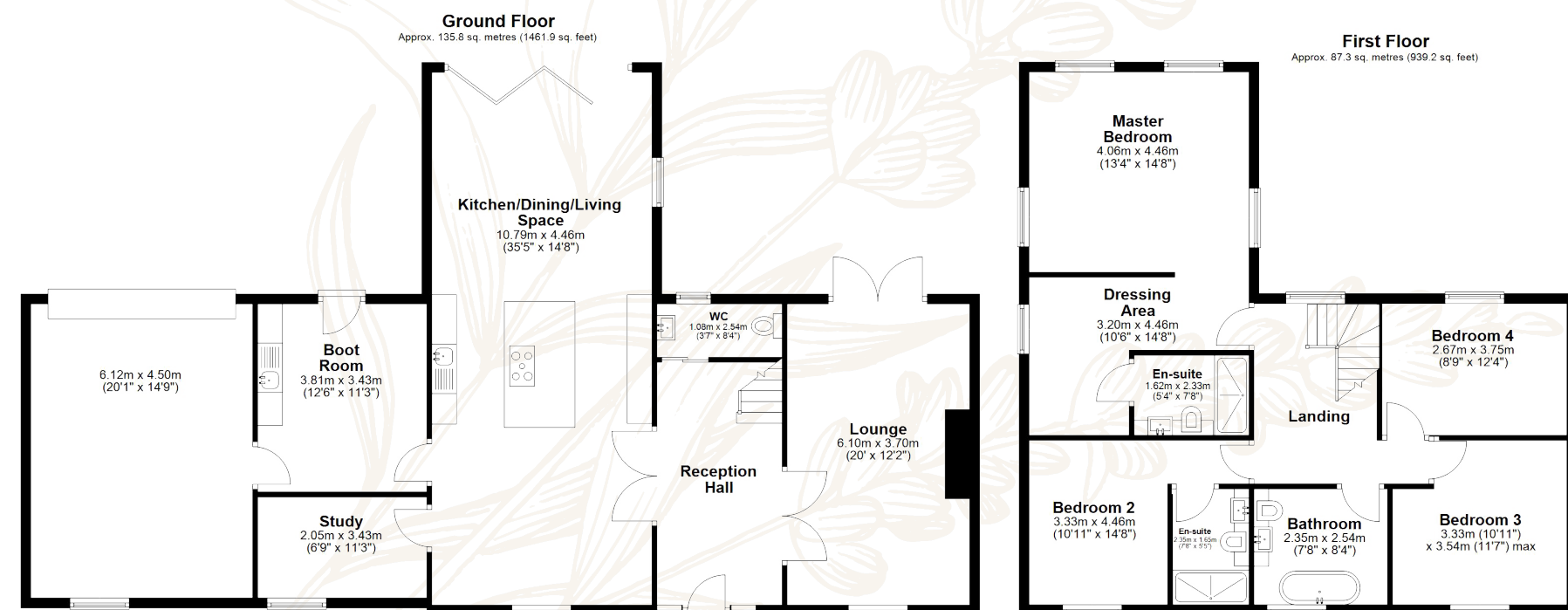
AMBLE
17.0 MILES

MORPETH
21.7 MILES

NEWCASTLE
INTERNATIONAL AIRPORT
33.5 MILES

PLOT 1 – THE MELBURY

FOUR BEDROOM | DETACHED | 2300.09 SQ.FT | 213.8 SQ.M

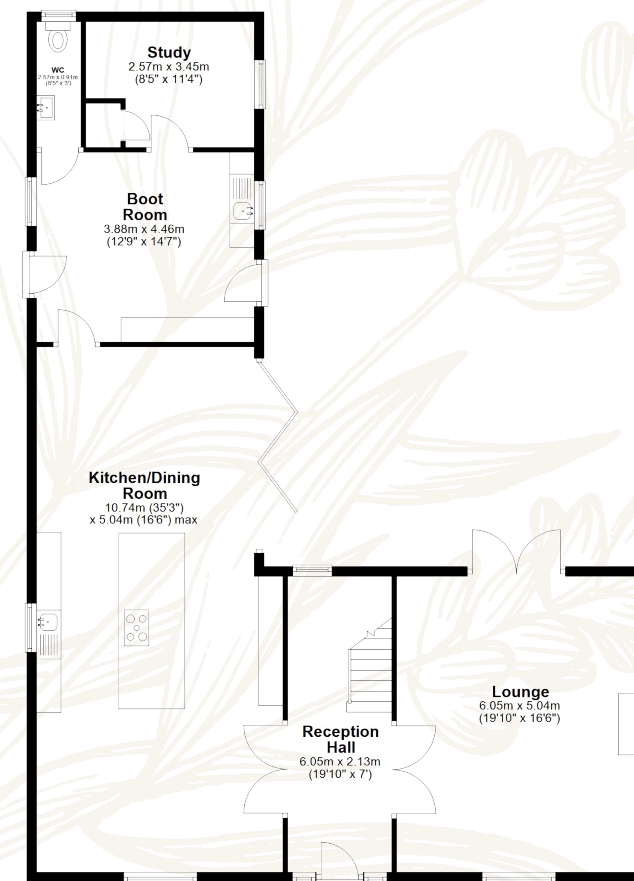




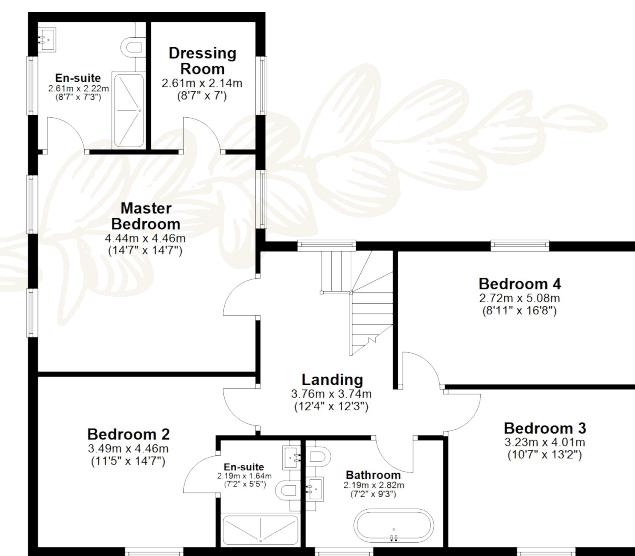
PLOT 2 – THE COQUET

FOUR BEDROOM | DETACHED | 2386.3 SQ.FT | 221.7 SQ.M

Ground Floor
Approx. 125.6 sq. metres (1352.1 sq. feet)

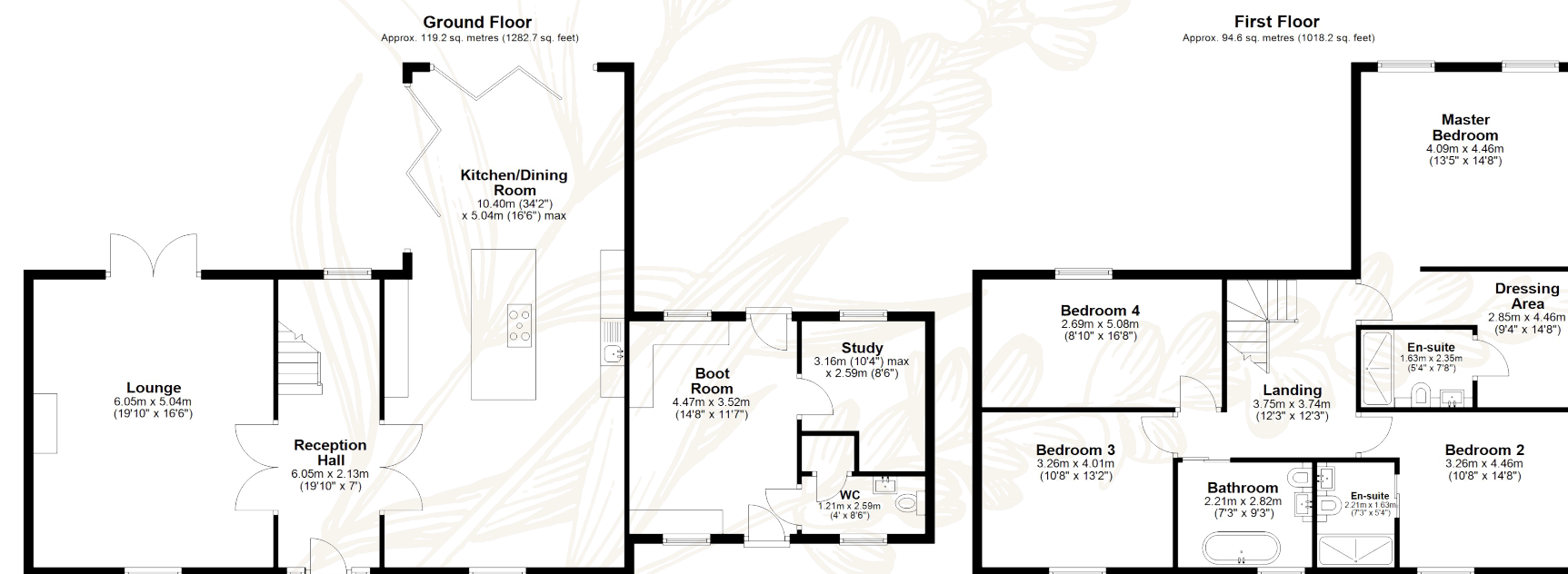


First Floor
Approx. 96.1 sq. metres (1034.3 sq. feet)



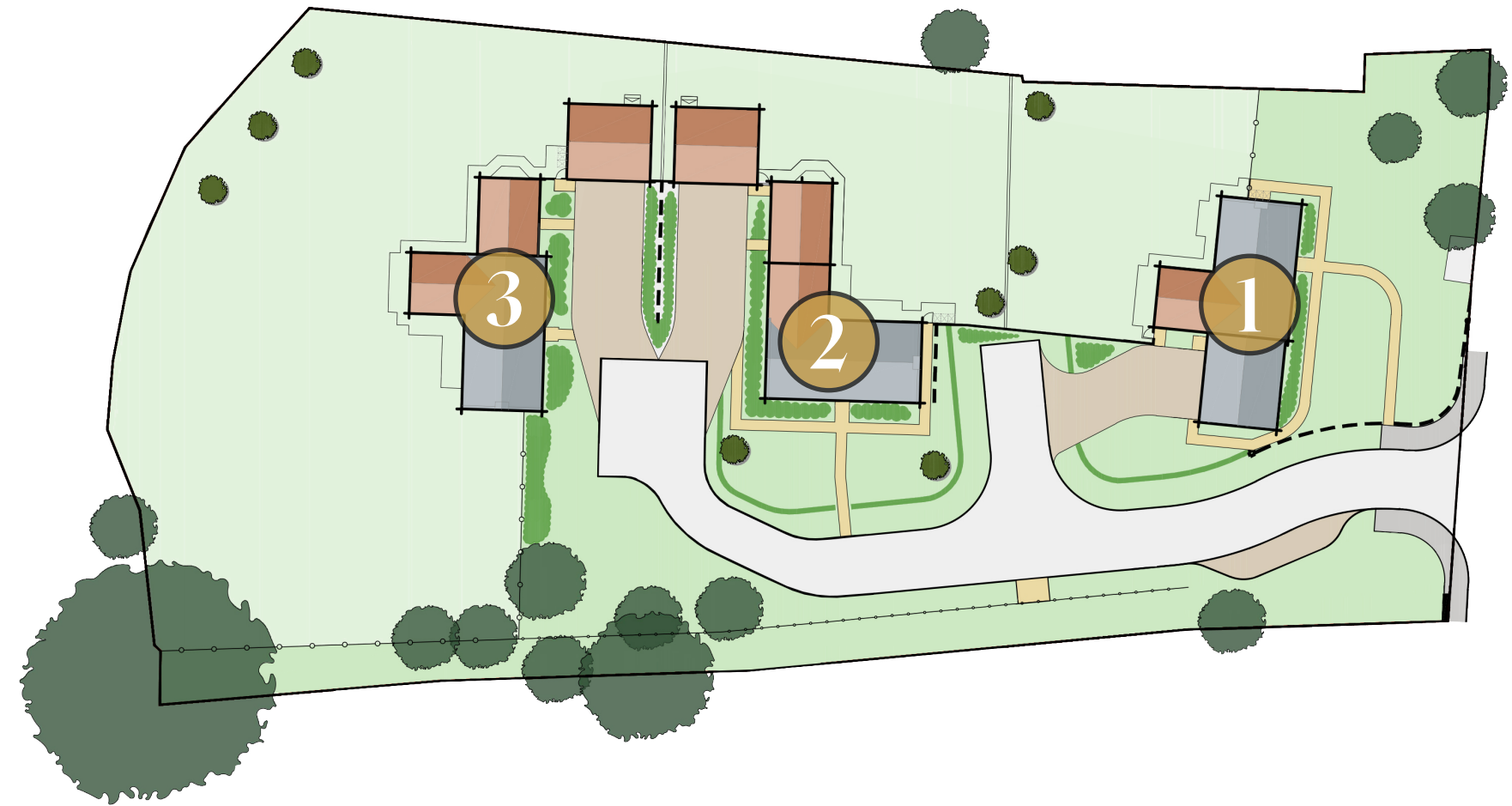
PLOT 3 – THE SIMONSIDE

FOUR BEDROOM | DETACHED | 2401.1 SQ.FT | 223.1 SQ.M



ST. MAGARETS PLACE – SITE PLAN

- ① PLOT 1 | THE MELBURY
- ② PLOT 2 | THE COQUET
- ③ PLOT 3 | THE SIMONSIDE



SPECIFICATION

Kitchen

- Quality shaker style kitchen furniture in country green
- Chrome handles
- Silestone worktops
- Breakfast bar
- 1.5 undermount sink
- Curved chrome tap
- Concealed bin
- Flip socket
- Neff appliances to include: slide and hide single oven, combination microwave oven, warming drawer, fridge freezer (60/40 split), dishwasher, wine cooler, induction hob and extractor fan.

Bootroom

- Quality shaker style kitchen furniture in country green
- Silestone worktops
- Belfast sink
- Space for washing machine and separate dryer

Bathrooms & Ensuites

- Villeroy & Boch sanitaryware
- Porcelanosa wall and floor tiles.
- Contemporary chrome fittings
- Large vanity units
- Fixed overhead shower and hand held separate handset (in ensuites)

- Feature bath in main bathroom
- Towel warmers
- Mirror in all bathrooms
- Towel warmers
- Extract ventilation to all bathrooms

Interior Finishes

- Victorian 4 panel pre-finished internal oak doors (glazing in selected doors)
- Architraves and skirtings in white finish
- Staircase with oak handrails and spindles
- Cornice to key rooms

Only included in Plot 3, The Simonside:

- Quality shaker style fitted furniture in dresser including feature shelving with LED lighting.
- Porcelain stone effect tiles throughout downstairs (excluding lounge)
- Carpet in lounge, stairs, landing and all bedrooms

Construction

- Traditional build with natural stone and antique brick
- Slate roof coverings
- Timber front door
- Bi-fold doors and uPVC French doors
- Timber windows
- Timber garage doors
- Natural stone heads and cills

Efficiency

- Air source heat pump central heating
- Underfloor heating to ground floor
- Radiators in all upstairs rooms (except bathrooms)
- High levels of insulation and air tightness

Electrical

- Downlighters to kitchens, bathrooms and ensuites
- Central ceiling lights to all other rooms
- TV point to principal rooms
- Electric 7KW car charging point

External

- Paving to front and rear (areas outside of bi-folds have paving extending approx. 1.8m connected by footpaths)
- Turf to front and back gardens
- Fenced boundaries
- External feature lighting including lantern style fittings next to front doors
- Landscaping and decorative planting to communal areas

Management Company

- A management company will be formed and the communal spaces will be transferred to the management company for maintenance. The residents will have control of the management company and will be responsible for the communal space on completion of the last property to sell on the development



- Maintenance of landscaped areas, road, drains and footpaths
- Reserve fund contribution
- Communal water supply

Disclaimer

Photographs and illustrations 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.



ST. MARGARETS PLACE | THE CAUSEWAY | GLANTON | NORTHUMBERLAND | NE66 4AY

A DEVELOPMENT BY:



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