



NORTH FARM STEADING

Warenford | Nr Bamburgh | Northumberland | NE70 7HL

FROM £375,000



Traditional Northumberland
stone-built homes



Only 5 miles from
award winning Bamburgh



Ideal for 2nd home / great
potential holiday let



Energy Efficient Homes



10-year structural warranty



2-year customer care



CONTENTS

000

NORTH FARM
STEADING

04

THE
AREA

06

SITE
PLAN

10

HOUSE
TYPE A

12

HOUSE
TYPE B

16

HOUSE
TYPE C

20

WELCOME TO NORTH FARM STEADING



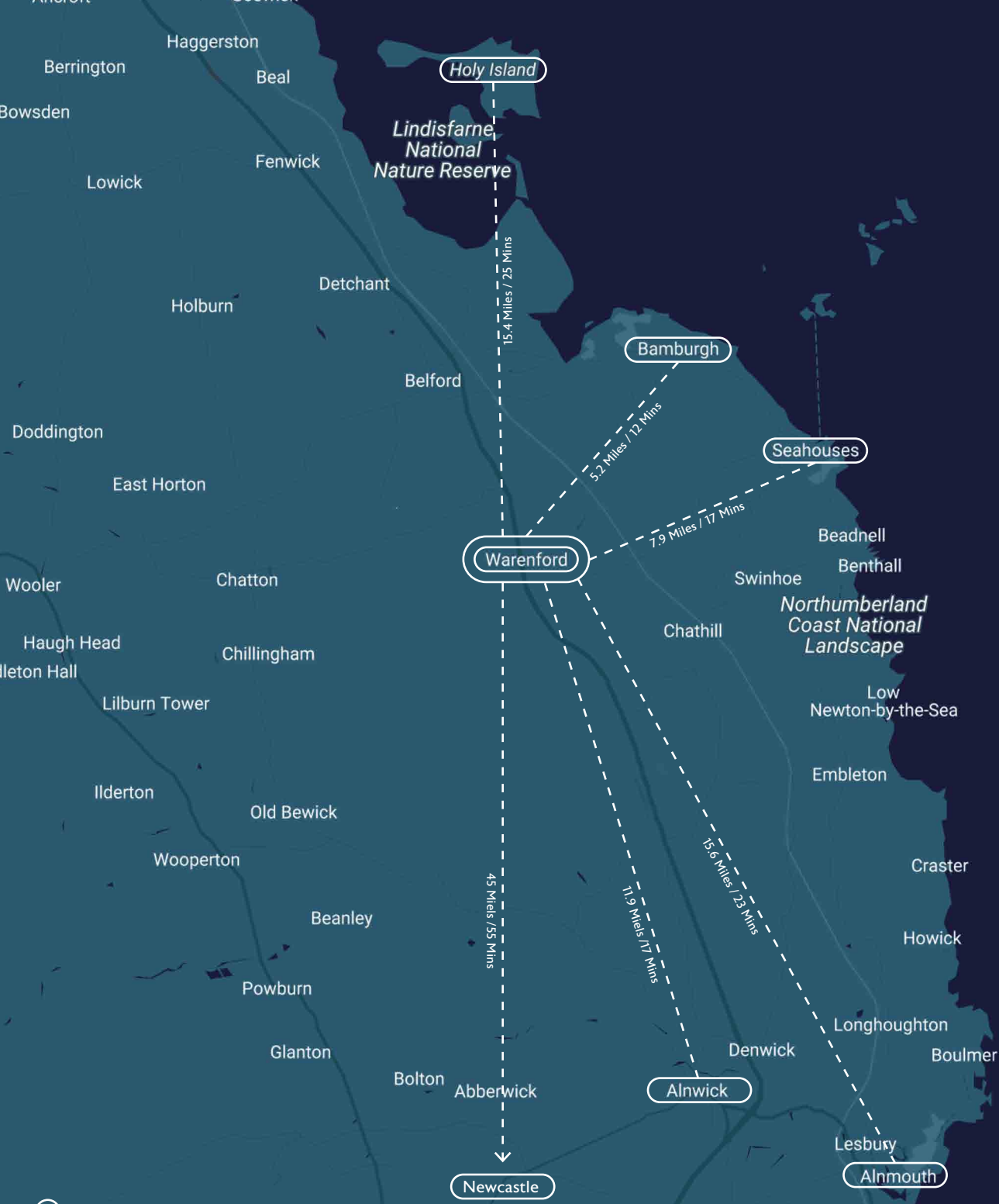
North Farm Steading enjoys an enviable location in the heart of Northumberland, combining peaceful rural living with superb connectivity to the region's most celebrated destinations. Set just five miles inland from the iconic village of Bamburgh and its majestic coastline, the development rests within easy reach of golden beaches, sweeping landscapes and a wealth of heritage attractions.

Convenience is woven into daily life here. The charming village of Lucker lies just 1.5 miles away, offering everyday essentials and inviting dining options, while Wardenford itself provides swift access to the A1, linking residents effortlessly to local towns and farther-flung cities.

Alnwick is only 12 miles to the south, with its world-famous castle and vibrant market town ambience, and Berwick-upon-Tweed sits 18 miles north, connecting directly to Edinburgh and beyond. For rail travel, nearby stations at Alnmouth (16.4 miles) and Berwick (18.2 miles) ensure smooth journeys across the country.

Whether heading to Newcastle (45 miles), Edinburgh (76 miles), or simply exploring the region's secluded beaches and nature trails, North Farm Steading places the best of Northumberland and the wider North East at your fingertips. This is a location where tranquillity meets convenience, rural living without compromise.





A CONNECTED COASTAL RURAL RETREAT



The village of Warenford offers a peaceful and picturesque setting steeped in centuries of history. With origins traced back to the Bronze Age, this small yet characterful Northumbrian village retains a deep connection to the landscape that has shaped it.

Once thriving with farms and working mills, the area still carries a strong rural identity, complemented today by a welcoming community and timeless village ambience.

Warenford lies amid sweeping countryside just moments from the Northumberland Coast Area of Outstanding Natural Beauty, granting residents instant access to some of the region's most breathtaking scenery. Historic buildings punctuate the landscape, including

the 12th-century St Aidan's Church and the elegant 18th-century Waren House, each echoing the enduring heritage of this corner of Northumberland.

Despite its tranquillity, Warenford offers essential amenities and a warm village spirit. A local pub, village hall and small businesses contribute to its sense of community, while excellent road connections make daily journeys simple and convenient.

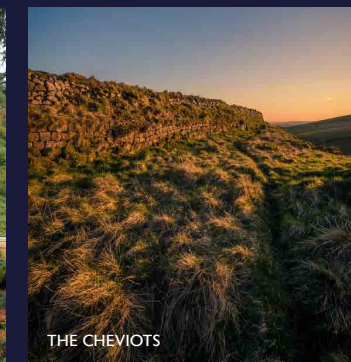
For those seeking a slower pace of life without sacrificing access to coastline, countryside or neighbouring towns, Warenford provides an idyllic base. Life here feels calm, connected and authentically Northumbrian - perfect for those looking to unwind and embrace rural living.



BAMBURGH CASTLE



CRAGSIDE (NATIONAL TRUST)



THE CHEVIOTS

LOCATION



Lucker - Northumbrian Hospitality and Wellbeing

Just moments from North Farm Steading, the nearby village of Lucker offers a welcoming hub of dining, leisure and relaxation. Known for its friendly character and strong community feel, Lucker blends rural charm with first-class hospitality, making it a popular destination for both residents and visitors.

At the heart of the village stands The Apple Inn, an acclaimed country pub renowned for its warm atmosphere and dedication to showcasing the very best Northumbrian produce. From fresh seafood and locally sourced meats to thoughtful vegetarian and vegan dishes, its menus celebrate the region’s flavours, all served alongside real ales and carefully selected drinks. It’s a place where good food, good company and genuine hospitality come together effortlessly.

For those seeking relaxation, Beau Monde Salon & Spa offers a luxurious retreat. This contemporary wellbeing centre provides a range of beauty treatments, spa therapies and leisure facilities, inviting guests to unwind in calm, elegant surroundings. Whether enjoying a massage, a swim or a moment of stillness, it’s a sanctuary designed to restore and rejuvenate.

With its combination of fine dining, community warmth and indulgent wellness experiences, Lucker enriches daily life at North Farm Steading; bringing convenience, comfort and connection to your doorstep.

Bamburgh - Coastal Grandeur and Historic Charm

Situated within easy reach of North Farm Steading, the iconic village of Bamburgh offers one of Northumberland’s most captivating coastal settings. Framed by sweeping sands, rolling dunes and the commanding presence of Bamburgh Castle, the village combines dramatic scenery with a refined yet relaxed seaside atmosphere.

At its heart, Bamburgh is rich in character, with welcoming cafés, traditional inns, independent places to eat and a timeless village feel. Bamburgh Castle, set high above the coastline, provides a spectacular focal point and a powerful sense of history, while the RNLI Grace Darling Museum celebrates one of the area’s most inspiring local stories, honouring the bravery of the young heroine of the Farne Islands.

The surrounding coastline is equally impressive. Bamburgh Beach offers vast golden sands, panoramic castle views and space for walking, picnicking and enjoying the sea air. Nearby, the coastal route leads towards Seahouses, where boat trips depart for the Farne Islands, while Holy Island lies further along this remarkable stretch of coast, adding even more heritage and natural beauty to explore.

Bamburgh brings together history, beauty and understated coastal living; an exceptional Northumberland landmark that enriches life at North Farm Steading.



WHITE SWAN INN
0.2 MILES



THE LODGE
1 MILE



ADDERSTONE SERVICES
1 MILE



BEAU MONDE SALON & SPA
1.5 MILES



APPLE INN RESTAURANT
LUCKER - 1.5 MILES



LUCKER DAY NURSERY
1.6 MILES



FOOD SHOPS & SUNNYHILLS
DELI, BISTRO & FARM SHOP
4 MILES



HERITAGE COAST LINE
BAMBURGH
4.3 MILES



ALNWICK CASTLE



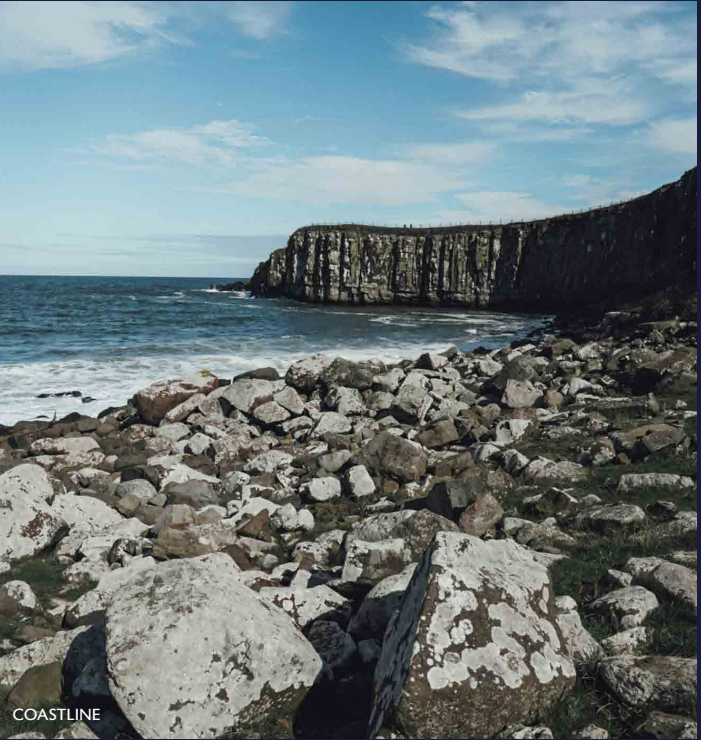
ONCE BREWED



ALNMOUTH



SEAHOUSES



COASTLINE



ONCE BREWED



LINDISFARNE CASTLE



NEWTON BY THE SEA



NORTHUMBERLAND

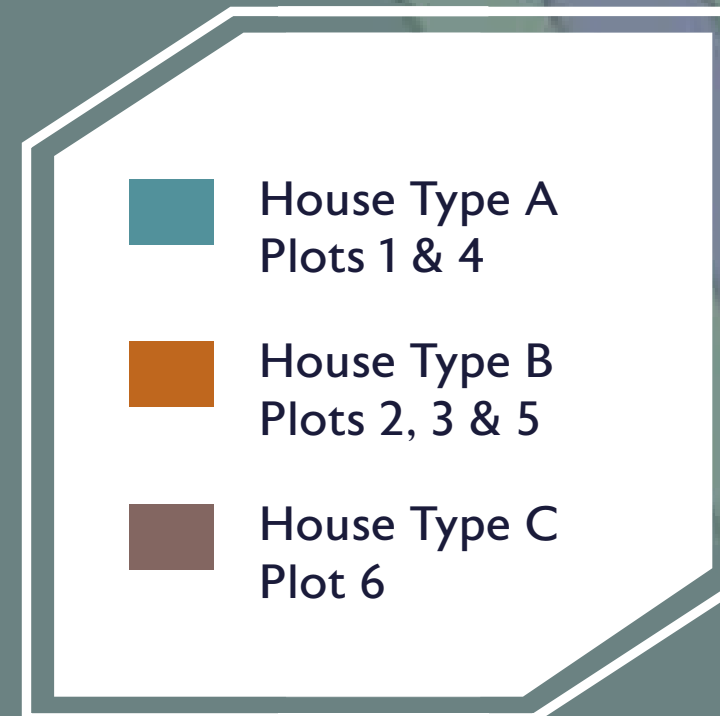
SITE PLAN



North Farm Steading is perfectly positioned to experience the very best of Northumberland's celebrated landscapes. With easy access to the Heritage Coastline, residents can discover miles of pristine beaches, dramatic dunes and some of the most iconic fortresses in Britain, including Bamburgh, Dunstanburgh and Alnwick Castles. Whether you're exploring rugged coastal paths, enjoying water sports or taking peaceful morning walks, the seaside becomes a natural extension of home.

Venture inland and the expansive Northumberland National Park unfolds across rolling hills, vast skies and tranquil valleys. From gentle family strolls to more adventurous hikes, the region provides opportunities for all ages to enjoy the outdoors. Wildlife thrives here too, making the area a paradise for birdwatchers, photographers and nature lovers. With the A1 close by, travelling north or south is straightforward, opening up day trips across the region. From Holy Island to Hadrian's Wall, from market towns to cultural cities, the blend of rural seclusion and exceptional connectivity is a hallmark of life at North Farm Steading.

Here, leisure isn't just a pastime, it's part of the landscape. This is a place where you can slow down, breathe deeply and enjoy a lifestyle shaped by fresh air, open space and endless discovery.



HOUSE TYPE A



A welcoming reception hall sets the tone for the property, featuring a dog-leg staircase and two well-placed built-in storage cupboards. The ground floor opens into an impressive kitchen/dining room, thoughtfully designed as the heart of the home. Finished to a high standard, the kitchen offers sleek contemporary cabinetry, quality work surfaces and ample space for both cooking and entertaining, making it ideal for modern family living.

A stylish ground floor shower room adds flexibility, while the large lounge provides a generous and inviting living space, perfect for relaxation or hosting guests.

On the first floor, a spacious landing is flooded with natural light via a skylight, enhancing the sense of space and brightness. There are three well-proportioned bedrooms, complemented by a well-appointed family bathroom.



BEDROOMS

3



BATHROOMS

2



AREA (IN SQ.FT)

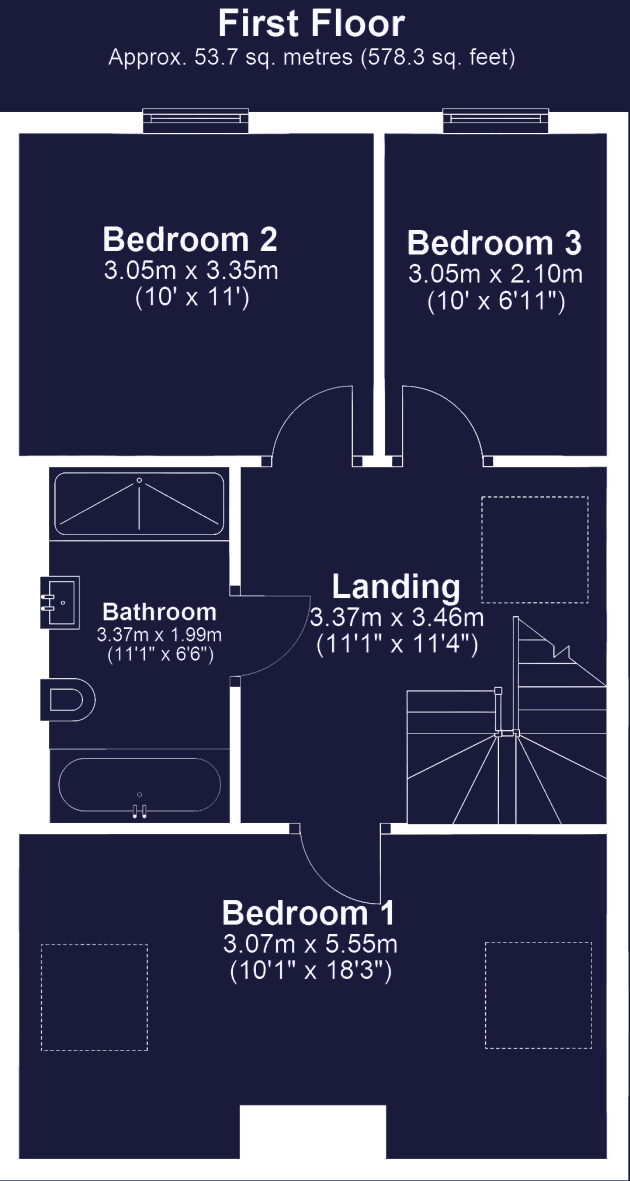
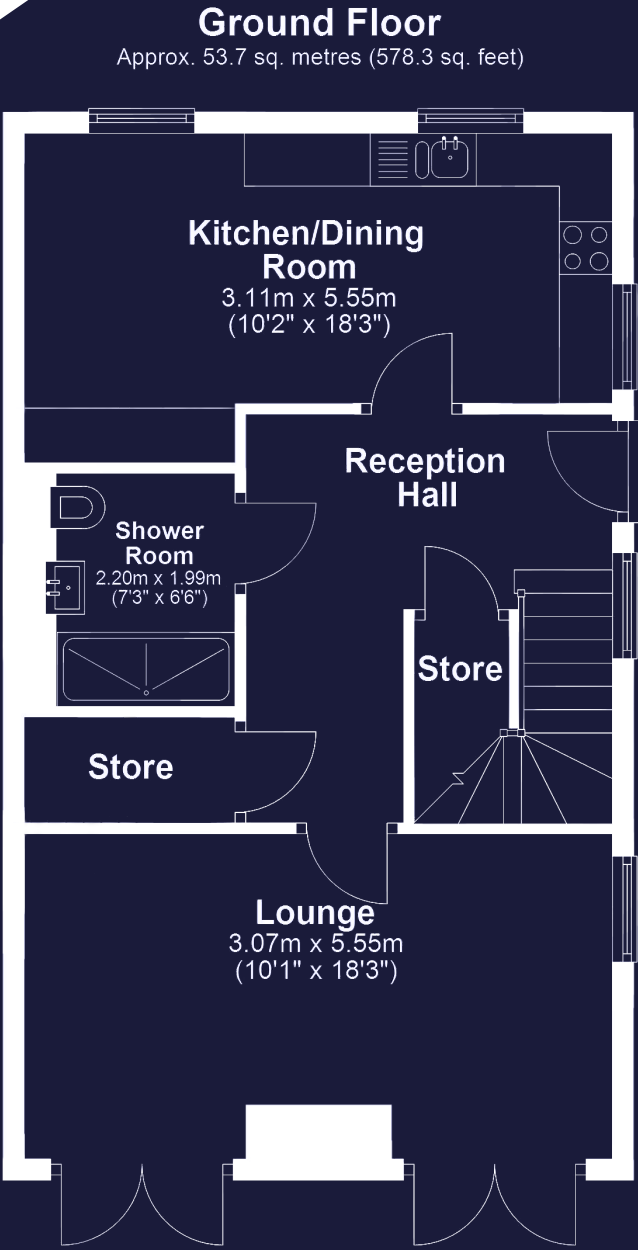
1156.7



HOUSE TYPE A



Please note: Photography is representative of Plots 5 and 6 (View Homes) only.



Total area: approx. 107.5 sq. metres (1156.7 sq. feet)

HOUSE TYPE B



The ground floor comprises a welcoming entrance hall with built-in storage and a cloakroom WC. To one side is a comfortable lounge, while to the other is an open-plan kitchen and dining room fitted with a range of units and integrated appliances. Both principal rooms benefit from double doors, providing good natural light and access to the outside space.

The first floor provides two well-sized bedrooms, including a generous principal bedroom and a second double bedroom, both with built-in storage. A modern family bathroom completes the accommodation, featuring a bath, separate shower, WC and wash basin.

The property offers an efficient use of space and would suit a range of buyers, including first-time purchasers, downsizers, or those seeking a second home or holiday let.



BEDROOMS

2



BATHROOMS

1 + WC



AREA (IN SQ.FT)

989



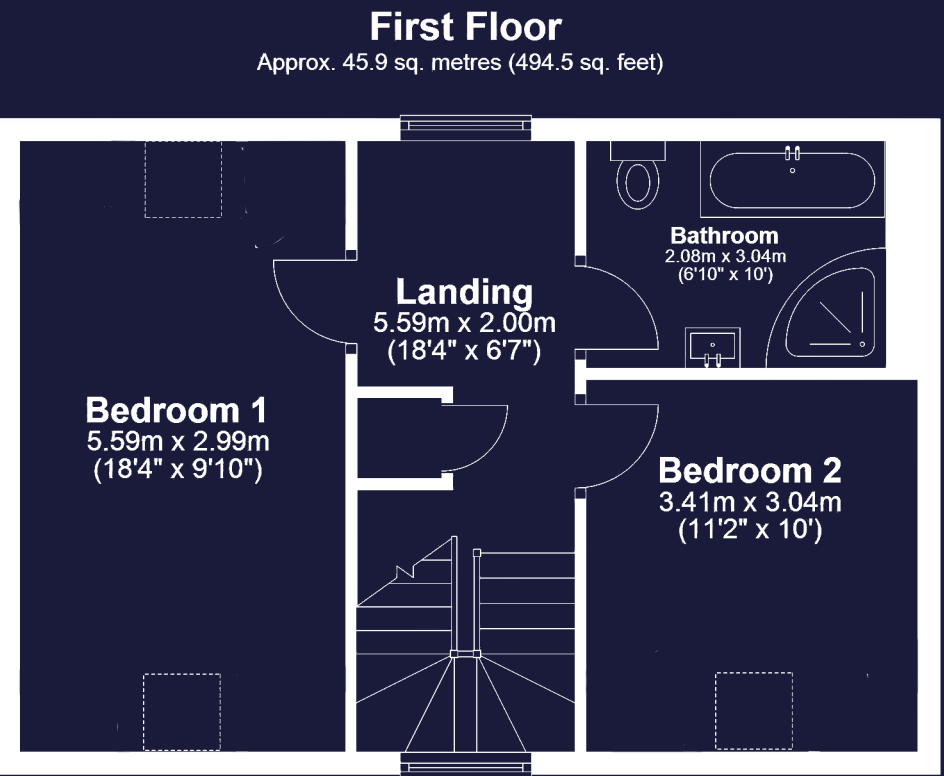
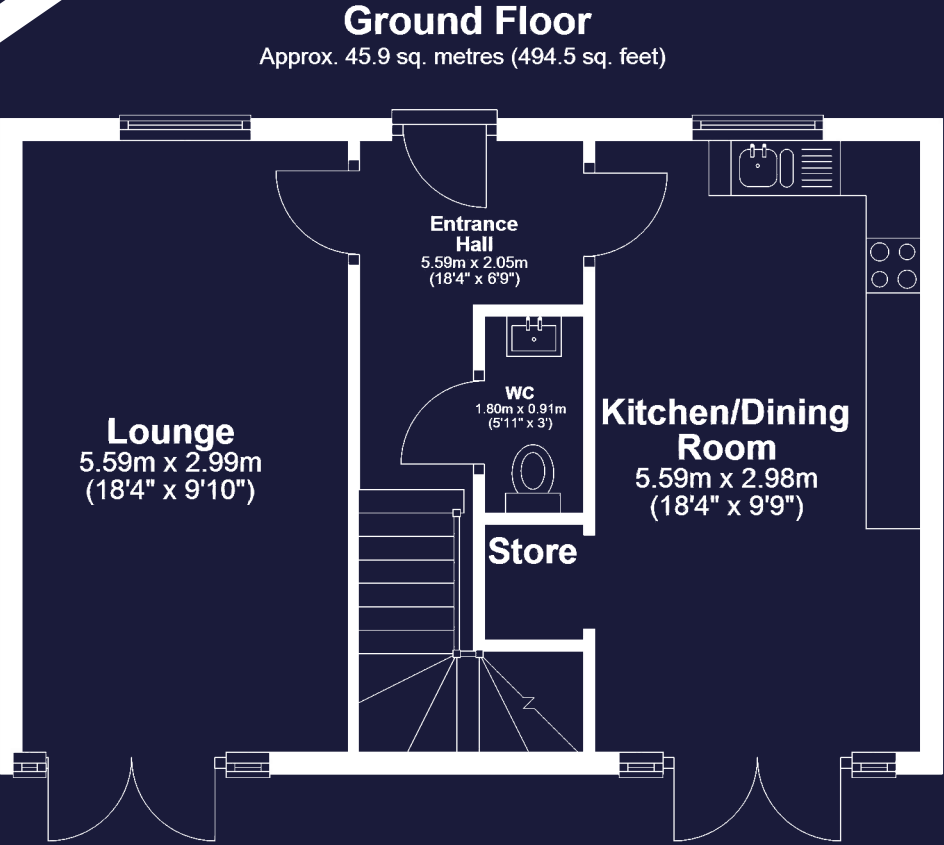
Plot 3
House Type B

Plot 2
House Type B

HOUSE TYPE B



Please note: Photography is representative of Plots 5 and 6 (View Homes) only.



Total area: approx. 91.9 sq. metres (989.0 sq. feet)

HOUSE TYPE C



The property opens into a central hallway, providing a natural division between the living and sleeping areas and creating a practical, flowing layout throughout.

At the heart of the home is a spacious kitchen/dining room, offering ample space for family dining and entertaining. The layout allows for generous worktop space and storage, with direct access to the adjoining living areas.

The separate lounge is well-proportioned and provides a comfortable and inviting setting for relaxation, benefiting from excellent natural light and a clear sense of separation from the kitchen for quieter evenings.

The property benefits from three bedrooms, offering flexibility for family living, guest accommodation or home working. The principal bedroom is a generous double and benefits from a private en-suite shower room, enhancing both privacy and convenience. The remaining bedrooms are both well-sized doubles, ideal for family members, guests or use as a study or home office.

A modern family bathroom serves the additional bedrooms and is complemented by a separate utility room, providing valuable storage and practical laundry space.



BEDROOMS
3



BATHROOMS
2



AREA (IN SQ.FT)
1248.6

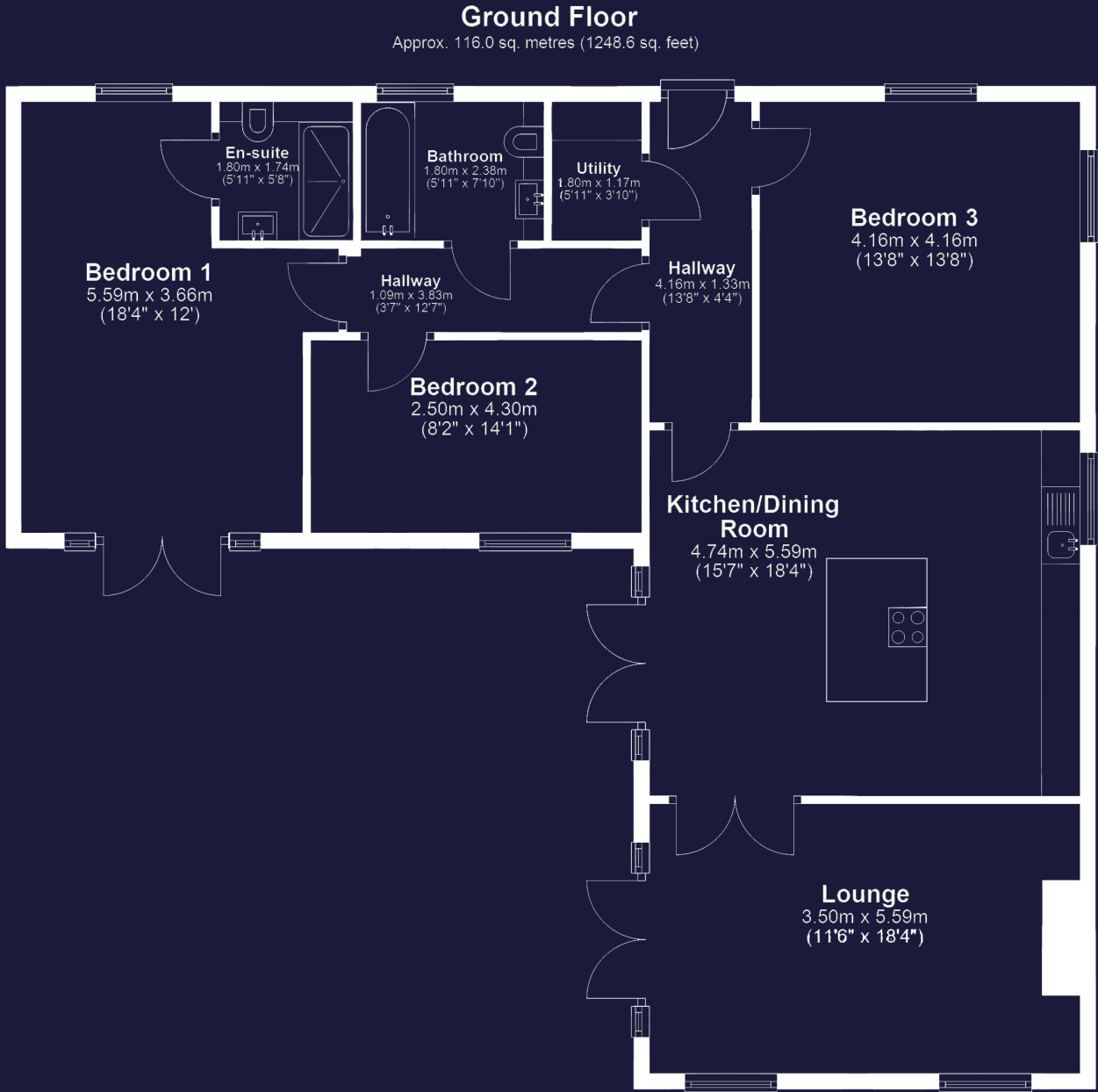
Plot 6
House Type C



HOUSE TYPE C



Please note: Photography is representative of Plots 5 and 6 (View Homes) only.



Total area: approx. 116.0 sq. metres (1248.6 sq. feet)

SPECIFICATION



CONSTRUCTION

- High quality construction with traditional stone external walls and slate roofs
- Rational Auraplus windows and external doors with white internal and external finish
- Velux rooflights
- High levels of insulation and air tightness

HEATING

- BAXI LPG Combi boiler
- Smart thermostat with 2-zone heating system
- All radiators fitted with thermostatic valves
- A small radiator provided to the airing cupboard(s)
- Towel Radiators included in all bathrooms, en-suites and WC's
- Electric underfloor heating to all bathrooms and en-suites (excluding WC's)

KITCHENS

- Bespoke Kitchen cabinetry manufactured by Furniture Solutions Northumberland Limited
- Shaker style solid doors painted in Farrow and Ball Standing Stone generally with contrasting Island Unit to Unit F painted in Farrow and ball Worsteds
- Satin Nickel Pull handles from Alexander & Wilks
- Integrated Bosch appliances
- 30mm quartz worktops and upstands with undermounted sink

BATHROOMS

- Villeroy and Boch white sanitaryware with contemporary chrome fixings
- Bathroom mirror with integrated shaver socket
- Porcelanosa full wall and floor tiling

INTERIOR FINISHES

- White emulsion finish to walls and ceilings
- White gloss finish to skirting boards and architraves
- Oak veneered internal doors with Carlisle Brass ironmongery
- Softwood and oak staircases
- Upgrade options for fitted wardrobes to bedrooms
- Upgrade option for wood burning stove (House Type A & C)

ELECTRICAL

- External bollard lighting
- External lighting: Front doors: up and down lights. Rear doors: up and down lights
- White LED Spotlights to kitchen, dining area, bathrooms, en-suites, WC's, halls, bottom of stairs, landings
- Pendant light fittings to all bedrooms and living room

EXTERNAL

- Estate rail boundary fencing
- Tobermore Tegula Paving to footpaths and Patio Area
- Turf to rear gardens
- One allocated parking space for plots 1-5, two allocated parking spaces for plot 6

SERVICES

- Mains electric, Mains water, LPG heating, Private drainage sewerage treatment plant
- Freehold with management charges
- Annual management charge approximately £416.67 to include:
 - Routine service and clean of sewerage treatment plant
 - Gardening of common areas
 - Access road maintenance

WARRANTY

- 10 Year Structural Warranty from ICW
- 2 Year Customer Care from Sheperd Offshore Homes
- Sales and maintenance procedures are in accordance with the Consumer Code for Homebuilders





NORTH FARM STEADING

Warenford | Nr Bamburgh | Northumberland

SELLING AGENTS



SANDERSON
YOUNG

Alnwick
35 Bondgate Without
Alnwick
NE66 1PR
01665 600 170