

THE STEADING

NORTH END FARM

FORM

PROPERTIES



THE STEADING, NORTH END FARM

LONGFRAMLINGTON, NORTHUMBERLAND

Northumberland is one of England's most coveted destinations for those seeking an exceptional quality of life, where sweeping landscapes, rich heritage, and a genuine sense of space combine to create something truly rare. With miles of unspoilt coastline, the grandeur of Bamburgh Castle, and the vast, tranquil expanse of the Northumberland National Park, the county offers a backdrop that is simply unmatched.

Charming market towns such as Alnwick and Morpeth provide an excellent range of independent shops, restaurants, and highly regarded schools, while outstanding transport links — including direct rail services to Newcastle, Edinburgh, and London — ensure that rural living never means sacrificing connectivity. Whether you are drawn by the promise of fresh air and open skies, the allure of a close-knit community, or the opportunity to put down roots in a place of enduring beauty and character, Northumberland represents a perfect blend.



MORPETH: 12 MILES

There is a distinct rhythm to life in Northumberland, open horizons, shifting light across farmland, the quiet confidence of stone-built architecture rooted in its landscape.

The Steading has been conceived with that understanding at its core. This is not a conventional new development, but a carefully composed rural setting: a small collection of architect-designed homes arranged around a landscaped courtyard, where traditional materials and contemporary design sit in effortless balance.

Here, architecture and greenery take precedence. Arrivals feel considered, private gardens are clearly defined, and the relationship between home and setting has been carefully choreographed.

Mornings begin with mist lifting across neighbouring fields. Evenings settle into stillness beneath wide skies. It is a setting that feels both grounded and quietly exceptional.



ALNICK: 11 MILES

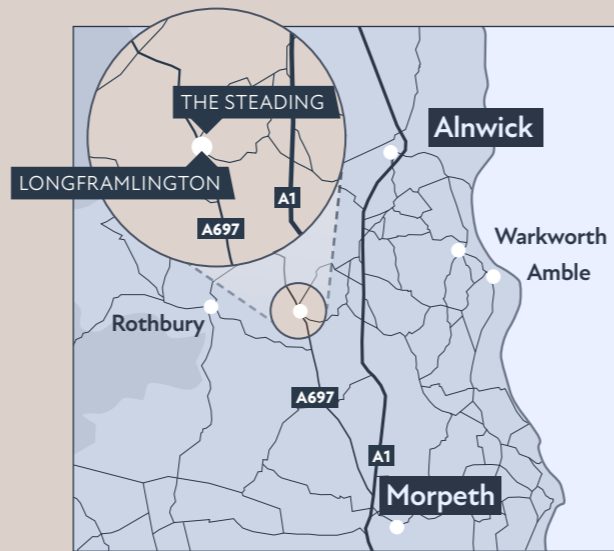
Natural stone elevations, dark vertical cladding and strong pitched rooflines echo the agricultural heritage of the site. Expansive glazing introduces light and frames long-distance countryside views, while open-plan interiors connect seamlessly to private terraces and gardens

BAMBURGH: 27 MILES

ROTHBURY: 6 MILES

LONGFRAMLINGTON

Longframlington is one of Northumberland's most desirable villages, offering a rare balance of rural tranquillity and everyday convenience.



← How to find us



From Newcastle Upon Tyne, head north on the A1 then to the A697 signposted to Rothbury. Follow the A697 to Longframlington then turn right before you leave the village signed to Alnwick. The Steading is 200m on your right. The Steading postcode is NE65 8DZ.

What3words location:
[clicker.evenings.differ](https://www.what3words.com/clicker.evenings.differ)



Centred around a traditional village green, the community provides a village shop, café, church and two popular pubs. There is a genuine sense of community here, sports clubs, walking routes and local events form part of village life.

For families in Longframlington, schooling options include nearby village first and primary schools such as Swarland and Longhorsley, with many pupils then progressing to Morpeth's well-regarded middle and high school.

The surrounding countryside offers immediate access to walking, cycling and riding routes, while the Northumberland coastline, with its sweeping beaches and historic castles, lies within easy reach. Morpeth provides rail connections and a broader retail and schooling provision, and the A697 ensures efficient access both north to Alnwick and south towards Newcastle.

It is this balance that defines Longframlington: connected yet peaceful, established yet unspoilt.

The Steading presents the opportunity to live within that landscape, in homes that feel architecturally confident, timeless in materiality and deeply connected to their surroundings.



Three Bedroom Semi-Detached Homes



THE WHITTON

Positioned as the gateway property to The Steading, externally The Whitton makes an immediate impression with its vertical black timber cladding, natural slate roof, and crisp aluminium detailing. Inside, the home offers generous, light-filled living with an intelligent layout that balances open-plan flow and cosy retreat.

The ground floor features a large open-plan kitchen/dining/living space with full-height windows and sliding doors connecting to the garden providing a versatile and communal space for everyday living. The contemporary kitchen features integrated AEG appliances and quartz worktops. A separate snug offers space to unwind, work or host guests. This cosy retreat has bifold doors which lead to the private front decking. A utility room and downstairs WC complete the ground floor.

Upstairs, the impressive principal bedroom suite includes an en-suite bathroom and includes a private balcony; the perfect spot for a morning coffee. Two further double bedrooms and a sleek family bathroom offer spacious, flexible accommodation.

Outside, the home benefits from allocated parking, EV charger and a landscaped garden. Every detail has been considered for both form and function, with sustainable materials and energy-efficient systems throughout.



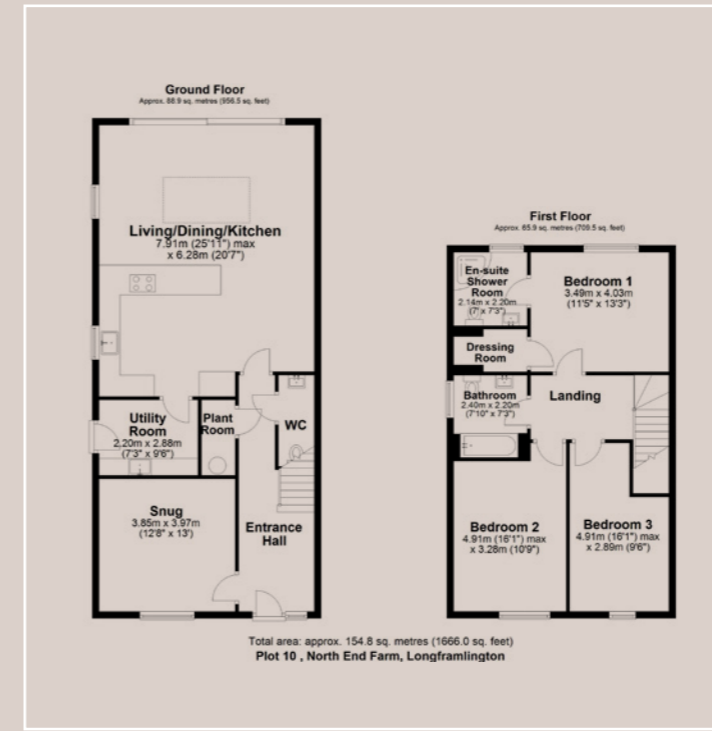
Room	Dimensions (m)
Living/Dining/Kitchen	6.28m x 7.90m
Snug	6.28m x 4.18m
Utility	1.48m x 1.25m
WC	1.06m x 2.20m
Bedroom 1	3.91m x 4.11m
En-suite Bathroom	2.26m x 2.45m
Bedroom 2	3.50m x 3.24m
Bedroom 3	2.69m x 3.74m
Bathroom	2.23m x 2.58m
Balcony	6.28m x 1.40m
Total area, excl. balcony approx.	151.7 sq. metres (1,632.4 sq. feet)
Balcony area:	8.8 sq. metres (94.7 sq. feet)



Three Bedroom Semi-Detached Homes



THE THRUNTON



Room	Dimensions (m)
Living/Dining/Kitchen	7.91 x 6.28
Utility	2.20 x 2.88
Snug	3.85 x 3.97
WC	1.02 x 2.37
Bedroom 1	3.49 x 4.03
En-suite Shower Room	2.14 x 2.20
Bedroom 2	4.91 x 3.28
Bedroom 3	4.91 x 2.89
Bathroom	2.40 x 2.20
Total area: approx.	154.8 sq. metres (1,666.0 sq. feet)

Positioned along the southern edge of the courtyard, these properties offer refined village living with an emphasis on light, warmth and everyday practicality.

The ground floor opens into a generous kitchen, dining and living space designed around connection, both to family life and to the garden beyond through a large sliding door. Full-height glazing allows natural light to move through the space, while engineered wood flooring and underfloor heating create a sense of understated comfort underfoot.

In addition to the open-plan living space, the ground floor also includes a versatile additional reception room. This adaptable space could serve as a second sitting room, home office or playroom.

The kitchen is thoughtfully appointed with quartz worktops and integrated AEG appliances, offering both functionality and clean design.

Upstairs, three well-proportioned bedrooms with the principle bedroom featuring an ensuite, provide versatility, whether as restful retreats, guest accommodation or workspace. Bathrooms are finished with porcelain tiling and quality fittings, blending simplicity with durability.

Externally, the private south-facing gardens enjoy excellent afternoon light, while the dark timber exterior reflects the rural heritage of the setting and an air-source heat pump system enhances efficiency without compromising design integrity.

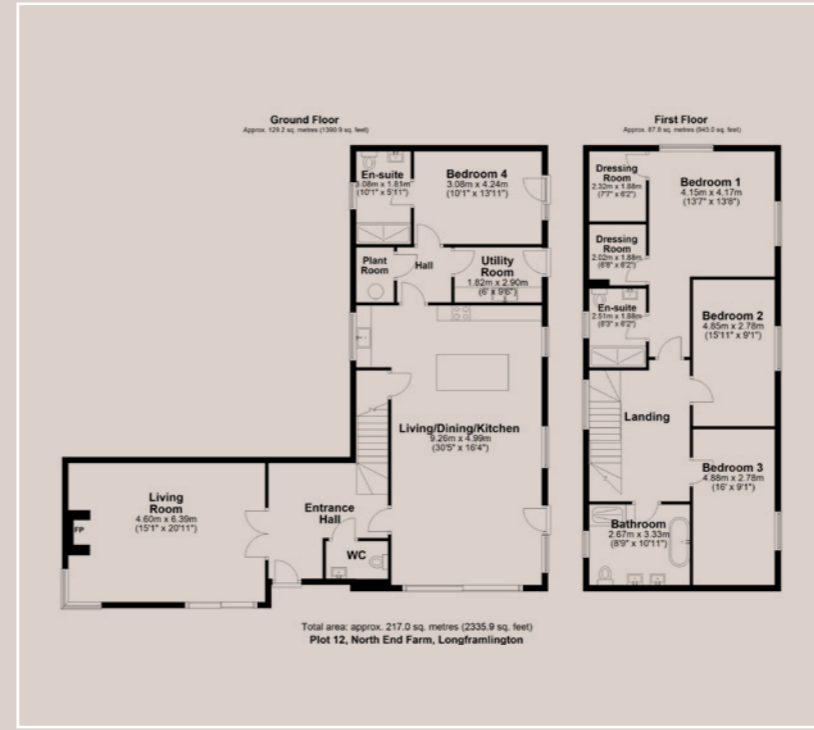
These plots enjoy driveway parking for two vehicles.



Four Bedroom Detached Home



THE BRINKBURN



Room	Dimensions (m)
Living Room	4.60 x 6.39
Living / Dining / Kitchen	9.26 x 4.99
Utility Room	1.82 x 2.90
Bedroom 4	3.08 x 4.24
En-suite Shower Room	3.08 x 1.81
WC	1.25 x 2.04
Bedroom 1	4.15 x 4.17
Bedroom 2	4.85 x 2.78
Bedroom 3	4.88 x 2.78
Dressing Room 1	2.32 x 1.88
Dressing Room 2	2.02 x 1.88
En-suite	2.51 x 1.88
Bathroom	2.67 x 3.33
Total area: approx.	217.0 sq. metres (2,335.9 sq. feet)

Occupying a prominent corner position within the development, The Brinkburn is the only one of its architectural style, offering individuality within the courtyard collection.

The L-shaped design creates a natural sense of privacy while framing open views across surrounding countryside. The principal kitchen, dining and living space opens onto a south-facing terrace, creating a seamless extension for summer entertaining. Quartz surfaces, integrated AEG appliances and generous cabinetry combine contemporary design with everyday functionality.

A separate living room with a log burning stove and vaulted ceiling leads from the entrance hallway, offering a welcoming and characterful retreat from the main living areas. This versatile space works beautifully as a cosy sitting room, reading room or relaxed evening lounge.

A ground floor en-suite bedroom adds exceptional flexibility, ideal for guests, multi-generational living or a dedicated home office.

Upstairs, three further bedrooms are carefully positioned to capture light and outlook. The principal suite offers a particularly elevated perspective across open fields with an en-suite and separate dressing rooms. Bathrooms feature porcelain finishes, fluted wood vanity units, quality sanitaryware and heated towel rails and underfloor heating for comfort.

Underfloor heating to the ground floor, powered by an air-source heat pump, ensures efficient warmth throughout, complemented by radiators upstairs. The inclusion of solar PV and a predicted EPC 'A' rating provides reassurance of long-term performance.



Three Bedroom Detached Homes



THE SIMONSIDE



Room	Dimensions (m)
Living / Dining / Kitchen	6.40 x 9.55
Snug	3.74 x 4.58
WC	1.62 x 1.90
Bedroom 1	3.97 x 4.36
Bedroom 2	4.95 x 3.38
Bedroom 3	2.83 x 3.11
Office	2.83 x 2.06
En-suite	2.29 x 2.68
Bathroom	2.29 x 3.54
Total area: approx.	180.2 sq. metres (1,939.1 sq. feet)

These properties present a confident gable frontage and a layout shaped around lifestyle.

The heart of the home is a substantial open-plan kitchen and living space where full-height glazing connects directly to a sheltered terrace. Engineered wood flooring flows throughout the ground floor, warmed by underfloor heating, while a wood burning stove adds atmosphere and depth during cooler months.

A separate snug or study provides invaluable flexibility, a quiet retreat, cinema room or home office, offering separation without losing flow.

The kitchen specification combines quartz work surfaces, integrated AEG appliances and refined detailing. Bathrooms are finished with porcelain tiles and contemporary fittings, delivering both style and durability.

Upstairs, the first floor accommodates four rooms alongside two bathrooms. The principal bedroom enjoys generous proportions and an en-suite, while the remaining bedrooms are thoughtfully arranged to capture natural light and outlook across the surrounding countryside. The fourth room offers true versatility, perfectly suited as a home office, dressing room, nursery or even a dedicated laundry space for busy family life. This flexibility allows the home to evolve effortlessly as needs change.



Five Bedroom Detached Home with Integral Garage



THE CALLALY

The largest and most substantial home within The Steading, The Callaly delivers scale, presence and versatility in equal measure. The architecture is defined by two complementary wings, one clad in natural stone and the other in dark timber, which together create a contemporary interpretation of traditional Northumberland rural buildings.

The ground floor offers expansive open-plan living arranged to maximise views east and south across open countryside. A log burning stove provides a warm focal point for the communal space. Large sliding doors open from the living kitchen diner onto a private terrace, blurring the line between interior and landscape.

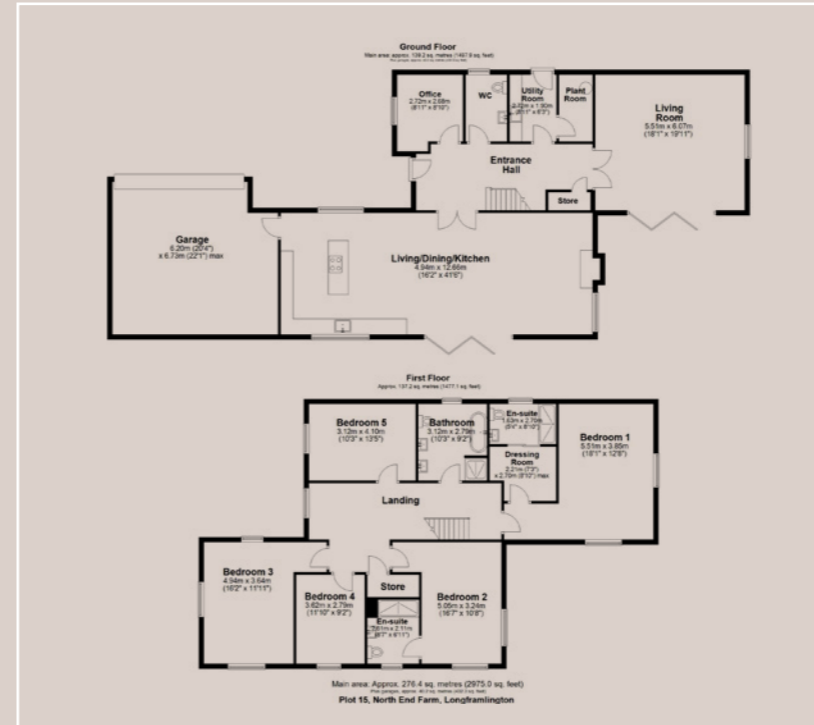
A separate formal living room situated at the end of the expansive hallway provides a retreat with a picture window framing the views across the open fields beyond and south facing sliding doors provide further connection with the garden.

A dedicated ground floor office provides a calm and practical space, perfectly suited for home working, reading or simply enjoying a quieter moment away from the main living areas.

The kitchen is appointed with quartz worktops and integrated AEG appliances, positioned to form both a practical working environment and a sociable centrepiece. A separate utility room adds valuable space for laundry and household storage.

Upstairs, five generous bedrooms offer exceptional flexibility, with the principal suite enjoying a particularly strong relationship with the surrounding views with a walk-in dressing room and en-suite.

An integral garage and private driveway enhance convenience, while underfloor heating, solar PV panels and a Mitsubishi air-source heat pump system ensure modern efficiency beneath the architectural form.



Room	Dimensions (m)
Living / Dining / Kitchen	4.94 x 12.66
Living Room	5.51 x 6.07
Office	2.72 x 2.68
Utility Room	2.72 x 1.90
Garage	6.20 x 6.73
WC	2.72 x 1.59
Bedroom 1	5.51 x 3.85
Bedroom 2	5.05 x 3.24
Bedroom 3	4.94 x 3.64
Bedroom 4	3.62 x 2.79
Bedroom 5	3.12 x 4.10
En-suite (Bedroom 1)	1.63 x 2.70
En-suite (Bedroom 4)	2.61 x 2.11
Dressing Room	2.21 x 2.70
Bathroom	3.12 x 2.79
Total area: approx.	276.4 sq. metres (2,975.0 sq. feet)
Plus garages: approx.	40.2 sq. metres (432.3 sq. feet)



SPECIFICATION

The Steading – General Overview



Construction & Exterior

- Natural random stone walling mixed with a dark Thermowood cladding (The Brinkburn, The Simonside and The Callaly)
- Dark Thermowood vertical cladding (The Thrunton and The Whitton)
- Spanish slate roof coverings
- Solar PV panels installed (The Brinkburn, The Simonside and The Callaly)
- Aluminium double-glazed windows and external doors
- Oak veneer internal doors with black ironmongery



Interior Finishes

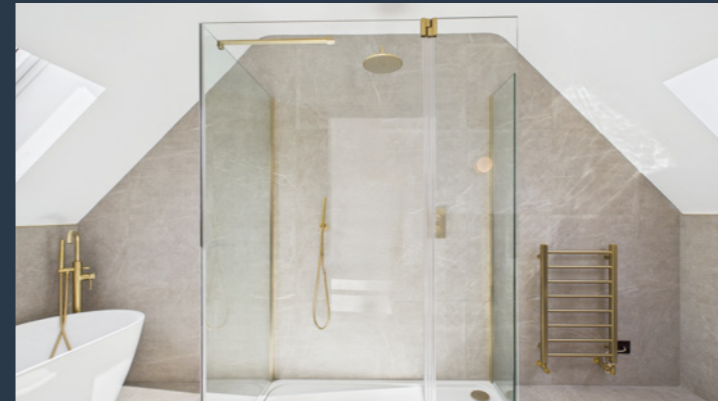
- Engineered wood flooring to ground floor
- Porcelain tiled bathroom and en-suite floors
- Tiled shower enclosures
- Contemporary painted plasterboard walls

Kitchen & Utility

- Fitted kitchen cabinetry
- Quartz worktops
- Integrated AEG appliances including induction hob, oven, combi-oven, dishwasher and fridge freezer
- Utility rooms fitted with cabinetry and quartz work surfaces (where applicable)
- Upgrades available from the standard specification at the buyer's cost

Heating & Energy Efficiency

- Underfloor heating to ground floor
- Radiators to first floor
- Mitsubishi air-source heat pump system
- Predicted EPC rating of 'A' or 'B' depending on plot
- Electric vehicle charging point provided



Bathrooms & WCs

- Contemporary sanitaryware
- Walk-in showers with glazed screens
- Vanity units with wall-mounted taps
- Heated towel rails and underfloor heating

Lighting & Electrical

- LED downlighting throughout
- External lighting
- Fibre broadband connection provision
- WIFI access points installed



Landscaping

- Block paved driveways
- Lawned gardens
- Grey sandstone patios and perimeter paths
- Post-and-rail fencing to field boundaries
- Close-boarded fencing between plots

General

10 year structural warranty provided on all new homes

On completion of the development and the sale of all properties, the ownership and maintenance of the estate roads and surface water drainage SuDS pond shall be transferred to a resident controlled management company



ABOUT FORM PROPERTIES

At Form Properties we make places, not spaces. We want to create communities where sustainable design is given centre stage with a strong sense of purpose. Founded in 2021, Form Properties is a privately owned niche property development company. We always look to put a twist on the traditional and develop our architecture to set us apart. Great design should be enjoyed by everyone, and Form Properties was founded with this in mind. We work with some of the best emerging and established designers to deliver sustainable properties for all. We like to bring forward developments that residents, neighbours and the wider community can be proud of.

We design our homes as places that we would want to live, with a strong sense of place and connection to their setting, with quality, craftsmanship and sustainable specification at the forefront of everything that we do.

The Steading at North End Farm is a true example of this. Designed by the RIBA Award shortlisted **StudioNorth** architects, it provides a unique development in the heart of Northumberland.

StudioNorth is a free thinking, design led, RIBA Chartered Architectural Practice focussed on creating inspirational architecture. The practice was founded in 2019 by principal architect, Jonathan Baker.

StudioNorth are a collaborative of talented professionals with broad ranging experience and knowledge based in the north east of England and have recently been shortlisted for the RIBA North East Award 2026.

The practice has experience in delivering carefully considered residential masterplans that integrate neatly within sensitive rural and edge-of-settlement locations. Projects such as North End Farm in Longframlington demonstrate our design-led approach to creating well-integrated development that reinforces the character and grain of local towns and villages to provide purposeful design with character.

STUDIONORTH
OFFICE FOR ARCHITECTURE + URBAN DESIGN





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