

**NORTH FARM STEADING**  
Warenford | Northumberland

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# WELCOME TO NORTH FARM STEADING



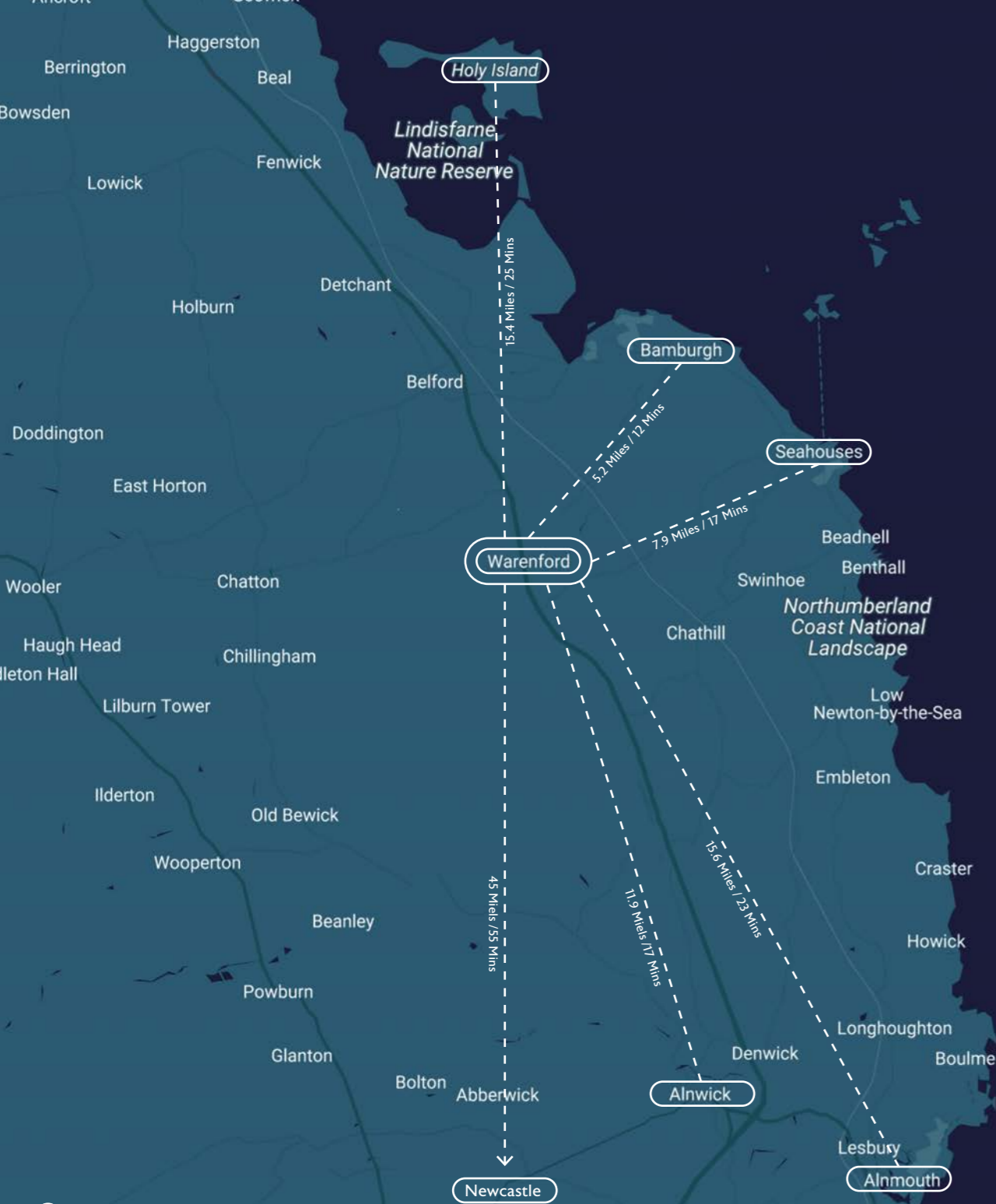
North Farm Steading enjoys an enviable location in the heart of Northumberland, combining peaceful rural living with superb connectivity to the region's most celebrated destinations. Set just five miles inland from the iconic village of Bamburgh and its majestic coastline, the development rests within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

## Belford - Where Coast Meets Countryside

Situated just four miles from North Farm Steading, the lively village of Belford offers an appealing blend of convenience, culture and rural charm. Perfectly poised between the dramatic Northumberland coastline and the rolling landscapes of the Cheviots, Belford provides everything from practical amenities to outdoor adventure.

The village's thriving centre features a welcoming Co-op, independent shops, cosy inns and inviting cafés, creating a friendly and close-knit atmosphere. Belford Museum, curated by the local community, offers a fascinating glimpse into the area's history, while Sunnyhills of Belford - a combined deli, bistro and farm shop - has become a destination in its own right. From fresh local produce and artisan foods to pastries, breakfasts, lunches and coffee, Sunnyhills captures the very best of village life.

The surrounding landscape offers endless possibilities for exploration. Nature lovers can stroll to St Cuthbert's Cave, steeped in monastic history, or enjoy exceptional birdwatching at Waren Mill and Budle Bay, home to thousands of waders and wildfowl. Regular bus links make it easy to reach Bamburgh, Seahouses and Beadnell, placing beaches, boat trips and coastal walks within effortless reach.

Belford combines practicality with personality; an ideal neighbour village that enhances everyday living at North Farm Steading.

WHITE SWAN INN  
0.2 MILES

THE LODGE  
1 MILE

ADDERSTONE SERVICES  
1 MILE

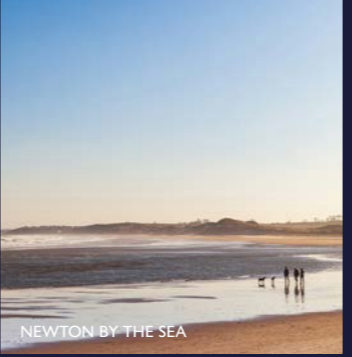
CAFE ONE  
1 MILE

BEAU MONDE SALON & SPA  
1.5 MILES

LUCKER DAY NURSERY  
1.6 MILES

FOOD SHOPS  
4 MILES

BELFORD PRIMARY SCHOOL  
4.3 MILES



# 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  
Plots 1 & 4
-  House Type B  
Plots 2, 3 & 5
-  House Type C  
Plot 6



# 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



Plot 4  
House Type A

Plot 1  
House Type A

# HOUSE TYPE A



## Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



## First Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



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

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

# 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



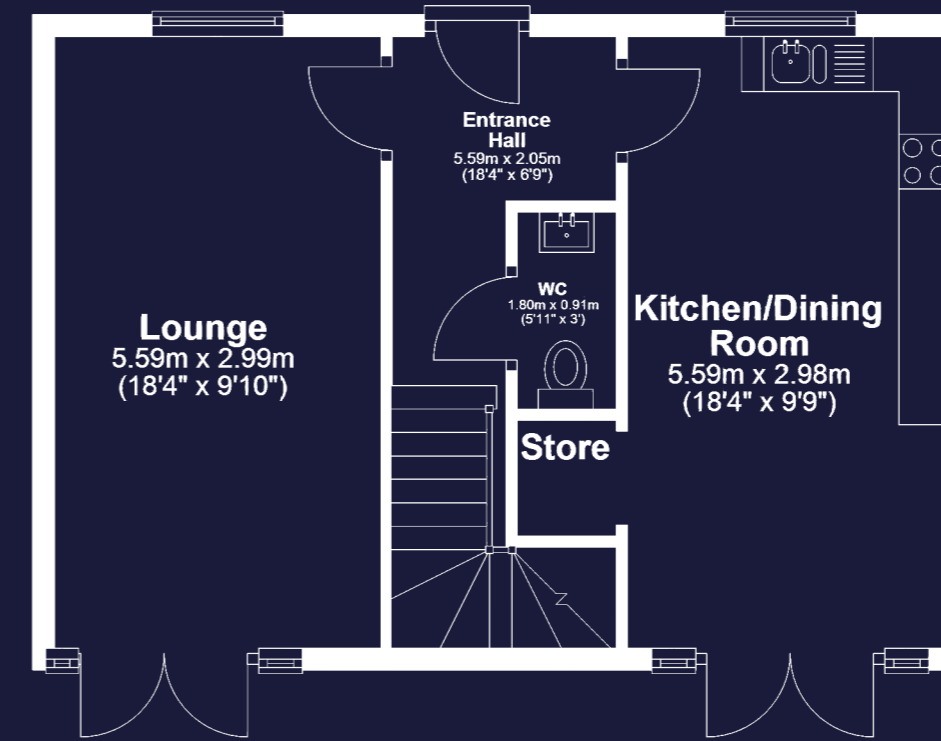
Plot 3  
House Type B

Plot 2  
House Type B

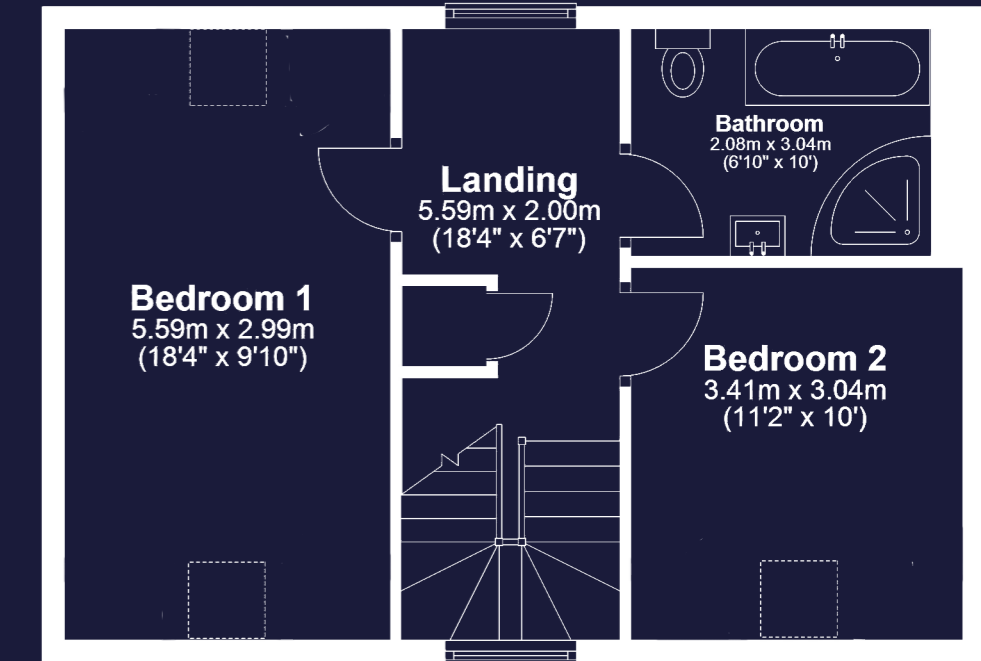
# HOUSE TYPE B



**Ground Floor**  
Approx. 45.9 sq. metres (494.5 sq. feet)



**First Floor**  
Approx. 45.9 sq. metres (494.5 sq. feet)



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

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

# 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



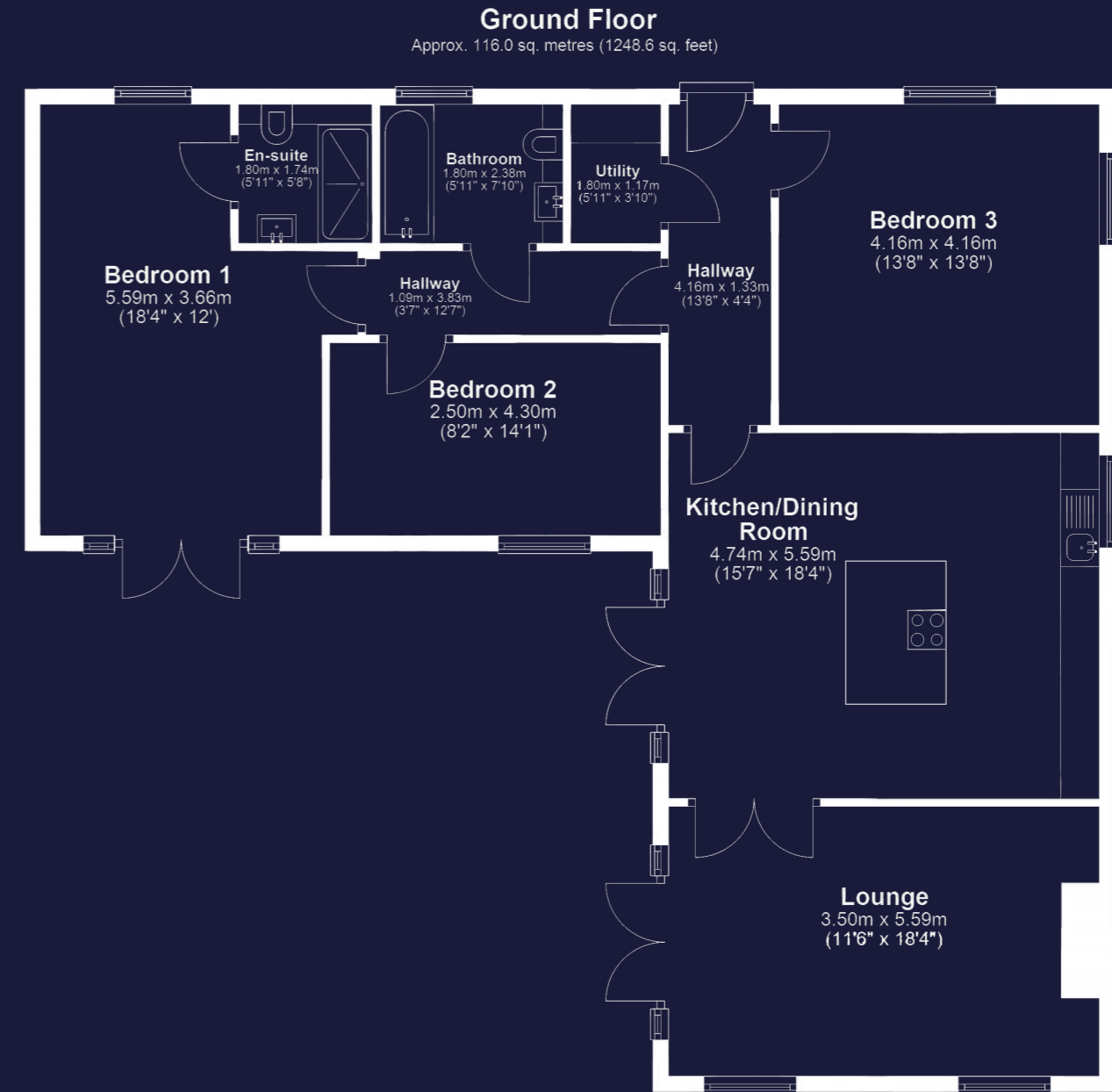
AREA (IN SQ.FT)

1248.6



Plot 6  
House Type C

# HOUSE TYPE C



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

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

# SPECIFICATION



## CONSTRUCTION

- High quality construction with traditional stone external walls and slate roofs
- Rational Auraplast 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 Worsted
- 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

- 7kW EV charger
- 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

## 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 | Northumberland

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## SELLING AGENTS



SANDERSON  
YOUNG

Alwick  
35 Bondgate Without  
Alwick  
NE66 1PR  
01665 600 170