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WHEATRIDGE BARN, 5 GLANTON FARMSTEADS, GLANTON

£595,000 Self develop opportunity



As the flagship conversion within Glanton Farmsteads, Wheatridge Barn is an exceptional 2,928.6 sq ft, 4- bedroom detached stone barn, a rarity among original barn conversions.

Retaining original rustic timber beams and heritage masonry, the property offers a magnificent hybrid of historic character and modern design. Offered as a unique developer shell, buyers have the freedom to acquire the structural building and engage their own architect, or collaborate directly with Indica Homes to realise the proposed interior layout and bespoke finishes. Framed by wrap-around stone-walled gardens with beautiful countryside views, the conceptual design features dramatic double-height windows, four reception spaces, a dedicated office and four double bedrooms with two en-suite suites. Available immediately to reserve as a shell project or a full build out with Indica Homes.



4 Bedrooms



5 Reception rooms



Private parking



3 Bathrooms



One Cloaks/WC



Generous gardens

The standout conversion within the development, Wheatridge Barn is an extraordinary 2,928.6 sq ft sandstone property, offering the rare privilege of a completely detached original barn. Retaining beautiful structural timber beams and authentic masonry features that define its rusticity, the building provides a striking canvas where historic Northumbrian character and high-end modern design meet. Positioned within generous wrap-around gardens framed by traditional stone walling, the home captures beautiful scenic views across the surrounding countryside. Offered as a developer shell opportunity, buyers have the freedom to purchase the structural shell immediately and engage their own architect to reconfigure the internal spaces, or work alongside Indica Homes to customise the turnkey finishes to their exact lifestyle vision. Wheatridge Barn enjoys East, South and Westerly aspects.

* Shell price £595,000 and build out price (as per the floor plan) by Indica Homes £875,000

The proposed conceptual layout maximises the barn's impressive volume and light, featuring a dramatic double-height glazed window. On the ground floor, a central hall opens into an expansive open-plan kitchen, dining and snug area, alongside a formal lounge, a separate dining room, an additional snug, a dedicated home office, a utility room and a cloakroom. Upstairs, the proposed floor plan accommodates four impressive double bedrooms served by three bathrooms, including a vaulted principal suite and a secondary en-suite bedroom. Available immediately for reservation, Wheatridge Barn represents a truly bespoke opportunity to craft an individual countryside home of distinction.

Key features

- 2,928.6 sq ft four bedroom detached barn conversion
- Flagship original stone barn offering a rare detached position within the development
- Developer shell self develop project available immediately, offering design flexibility
- Option to engage your own architect to reconfigure or partner with Indica Homes for finishes
- Enclosed wrap-around gardens set within traditional stone walling with scenic views
- Showcases original rustic timber beams, heritage masonry and a dramatic double-height windows

Information

- Tenure - Freehold
- Unique shell self-develop opportunity
- Local Council - Northumberland County Council
Tax Band TBC
- Services - Mains electricity, water, sewage, fibre broadband
- Heating - Air source heat pump
- Modest estate management charge for common areas £290 per annum
- Authentic farm steading, village location
- EPC predicted rating C
- Open for viewings via Propology Boutique Properties

Development Overview

Located in the picturesque village of Glanton, Northumberland, this private development by Indica Homes features nine individual 2, 3, and 4-bedroom homes, comprising three detached sandstone new-builds and six restored barn conversions. All properties are held on a Freehold tenure and are backed by a comprehensive 10-Year Building Warranty for complete peace of mind.



** Specification & Bespoke Personalisation if choosing the build out with Indica Homes
(Buyers reserving early will have the opportunity to choose from a curated range of finishes)*

Kitchen & Utility

Purchasers can select from a choice of high-quality kitchen cabinetry, finishes and soft-close door styles, complemented by premium Silestone quartz, granite, Dekton or solid wood worktops and upstands. Every home comes equipped with a fully integrated AEG appliance package featuring a double fan oven, hob, fridge/freezer, dishwasher and chimney hood. Flooring includes a choice of luxury ceramic tiles, while the dedicated utility rooms include fitted units, quartz or wood worktops, a stainless steel sink and plumbing for laundry appliances.

Bathrooms & En-Suites

Bathrooms feature crisp white sanitaryware paired with high-quality chrome fittings, chrome heated towel rails and shaver sockets. Buyers can choose their preferred ceramic wall and floor tiles, with full-height tiling applied within shower enclosures. Electric underfloor heating adds warmth and comfort underfoot.

Internal Finishes

Interiors feature natural internal oak doors with satin lever handles, feature staircases with solid oak handrails and natural oak flooring throughout the Hall, Lounge, and Snug or Study. Bedrooms, landings and staircases are finished with quality 80/20 wool carpets. Moulded skirtings and architraves in white satin frame the rooms, with walls and ceilings painted in flat-skim white matt emulsion. A feature wood-burning stove forms a warm focal point in the Lounge.

Heating, Electrical & Energy

Energy efficiency is prioritised via a Grant Air Source Heat Pump system. Ground floors feature underfloor heating throughout, while first-floor bedrooms and landings are warmed by white enamelled panel radiators. Lighting includes low-energy LED downlights throughout, alongside satin switches and sockets throughout (including USB sockets in select rooms). Properties include an EV charger point and internal power/lighting within the garages.

External & Security

Homes feature cream-painted Redwood timber windows with chrome handles, with double French doors opening directly to external spaces. Gardens are fully turfed to the front and rear, complemented by stone-paved patios for outdoor dining. Boundaries are framed by traditional stone walling, timber fencing and native species hedging. Peace of mind is assured with external security lighting, as well as mains-connected smoke and heat detectors

Location — The Charm of Glanton

Perched on a high ridge in North Northumberland, the picturesque conservation village of Glanton is renowned for its rich history, traditional stone architecture and serene rural setting. Looking out over the Vale of Whittingham toward the dramatic skyline of the Cheviot Hills, Glanton provides an authentic village lifestyle surrounded by some of the county's finest scenery.

The village benefits from a strong sense of community, a thriving community hall and the unique Glanton Pyke woodland and parkland nearby. Surrounding footpaths and quiet country lanes make it a haven for walkers, cyclists and outdoor enthusiasts straight from your doorstep.

Despite its quiet rural atmosphere, Glanton is well-connected. Whittingham sits just two miles away with its primary school and historic church, while Powburn lies 1 mile in the opposite direction offering a local shop and petrol station. The historic market town of Alnwick is located nine miles east, home to Alnwick Castle, Alnwick Garden, major supermarkets, boutique shopping and restaurants. For broader travel, the nearby A697 provides direct routes south toward Morpeth (approx. 20 miles) and Newcastle International Airport (approx. 32 miles)

Viewing Arrangements & Next Steps

To ensure your safety while Glanton Farmsteads remains an active construction site and to give you dedicated, uninterrupted time to explore the development, all site visits are strictly by private appointment through Propology Boutique Properties.

We are delighted to be taking early reservations now, giving purchasers the exciting opportunity to secure their preferred plot and personalise key internal finishes. Please get in touch with the Propology team to express your interest, request site details, or book your personal tour.

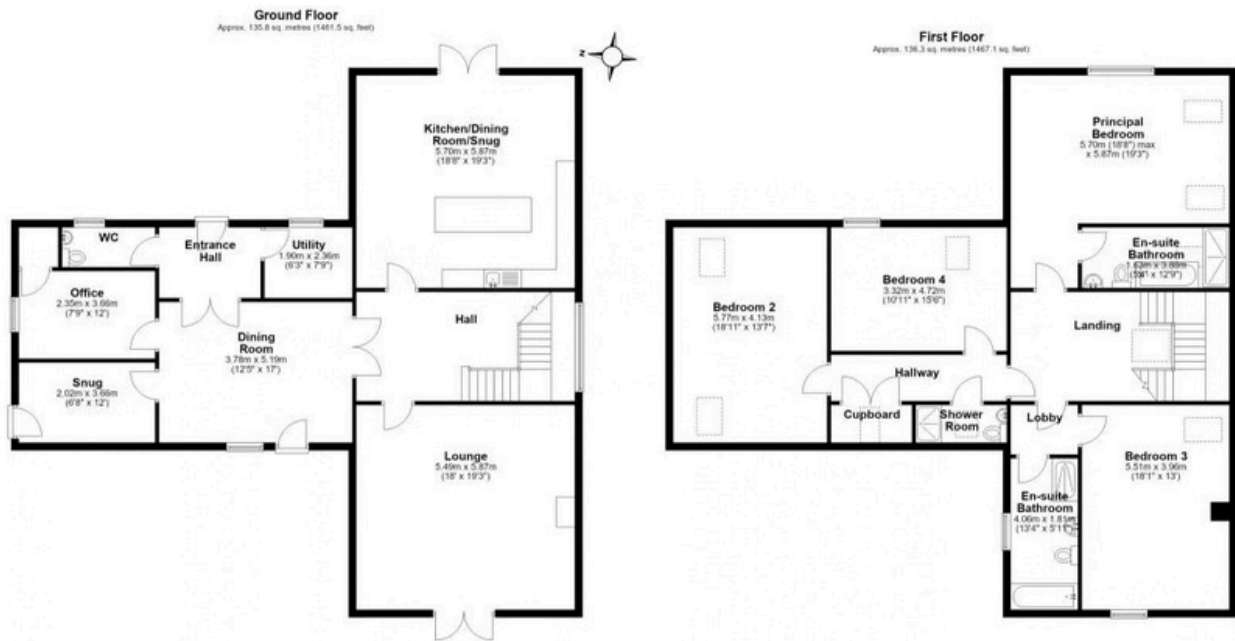
Please note: All property images are computer-generated visuals designed to give an indication of the finished development. While every effort is made to ensure accuracy, minor changes or discrepancies may arise as the build progresses. CGI renders will be progressively replaced with authentic site photography as construction advances.

Property gallery





Floorplan



Ground Floor, Gardeners House, Bondgate Without, Alnwick, Northumberland, NE66 1PP | Tel: 01665 602 822 | Email: hello@thisispropology.co.uk

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