

North West Elevation  
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South East Elevation  
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## 8 Galagate Barns, Norham

Guide Price £575,000

**PATON & CO**  
ESTATE AGENTS



## 8 Galagate Barns

Norham, Berwick-Upon-Tweed

A stunning development in the heart of Norham, Galagate Barns offers beautifully crafted homes. 8 Galagate Barns is a spacious, energy-efficient detached home, perfectly designed for modern living and ready in Spring 2027.

- Exclusive development in the sought-after village of Norham
- Attractive detached bungalow by M.T. Richardson
- All-on-one-level layout with central hallway access
- Spacious open-plan kitchen, dining and garden room
- Four bedrooms, including principal with en-suite
- Gardens, parking, and detached garage

## Property Description

Galagate Barns is an exclusive development set in the heart of the highly sought-after Northumberland village of Norham. Built by M.T. Richardson, one of the region's most respected developers, this exceptional collection combines beautifully crafted stone-built conversions with striking contemporary homes, all designed with modern living in mind.

8 Galagate Barns is an attractive detached bungalow, offering well-proportioned and thoughtfully designed accommodation arranged across a single level. Designed with both style and practicality in mind, the property is planned to incorporate an energy-efficient design, making it well suited to modern family life. Anticipated for completion in Spring 2027, this is a rare opportunity to secure a brand-new home within this prestigious development.

The entrance welcomes you into a central reception hallway, from which all accommodation flows, creating a highly accessible and practical layout. The heart of the home is a superb open-plan family room, incorporating the kitchen, dining area, and garden room, forming a bright and expansive space ideal for both everyday living and entertaining, with direct access to the garden. A separate sitting room offers a more formal and relaxing retreat, while a utility room adds further convenience.

The property offers four well-proportioned bedrooms, including a principal bedroom with en-suite facilities. The remaining bedrooms are served by a contemporary family bathroom, all easily accessed from the central hallway, enhancing the sense of flow and accessibility throughout.

Externally, the property will enjoy enclosed garden grounds, ample off-street parking, and a detached garage.

This superb bungalow offers an excellent balance of modern comfort, thoughtful single-level design, and quality craftsmanship, all within the charming and well-connected village of Norham.





## Specification

**Kitchens** - Bespoke fully equipped kitchen, individually designed with a range of integrated appliances. Buyers can upgrade to their own specification at an additional cost.

**Bathrooms and Ensuities** - White sanitary ware complemented with taps and fittings. Silver-finished shower enclosures with white shower trays, shower valves, and heads. Thermostatic bath mixer with chrome towel warmers to bathroom and ensuite. Finished with wall tiles or wet wall in the bath, shower areas. The developer will set an allowance, and buyers can upgrade to their own specification at an additional cost.

**Plumbing and Heating** - Central heating provided by a high efficiency air source heat pump with under floor heating to ground floor and radiators to first floor.

**Lighting and Electrics** - Energy-efficient downlights to bathrooms and en suites, with pendant lighting to bedrooms and living spaces. Spotlights fitted in the kitchen. External energy-efficient lighting is installed at entrance doors. Data ports are provided in each room with CAT 6 cabling present to central point, data cabinet to be agreed to suit purchasers needs and paid for separately. Mains-wired smoke detectors and carbon dioxide detectors, with battery backup, are installed throughout. Duct provision for EV car charging, with buyers able to upgrade to install chargers at an additional cost.

**Flooring**- No flooring or carpets provided as standard. Buyers can add flooring and carpets as an additional upgrade.

**External** - Monoblock driveway for multiple vehicles. Garden fully topsoiled, with a paved area as standard and fenced; buyers can upgrade to have turf installed at an additional cost. External cold-water tap included.

**Log Burners** – Can be installed in the sitting room at an additional cost.

**Solar Panels** – Provision in place with duct to roof space of dwelling, with buyers able to upgrade and have solar panels installed at an additional cost. Solar panel installation subject to necessary planning permission.

## Services

- Mains electric, water and drainage.
- Air Source Heat Pump
- High speed broadband services are available.

## Agent's Note

All information within this brochure, including text, images, CGIs, plans, dimensions and specifications, is provided for guidance only and does not form part of any contract.

CGIs and images are for illustrative purposes only and may not reflect the completed development. Finishes, layouts and specifications may vary, and all measurements and distances are approximate.

Whilst care has been taken to ensure accuracy, no responsibility is accepted for any error, omission or misstatement, and these shall not annul the sale or entitle any party to compensation.

Purchasers must satisfy themselves as to all aspects of the property, including planning permissions and consents. No warranty is given in respect of services, systems or appliances, and independent professional advice should be sought.

## Management Company

A management company has been established to look after the communal parts and grounds of the development. Each resident of Galagate Barns Development will become a shareholder and will be liable for any costs the company will incur annually. The annual cost will cover communal light charges, the upkeep of the unadopted road off West Street, the upkeep of the archway, and the maintenance of communal garden grounds.

**Council Tax Band:** TBD

**Tenure:** Freehold





## Area Insights

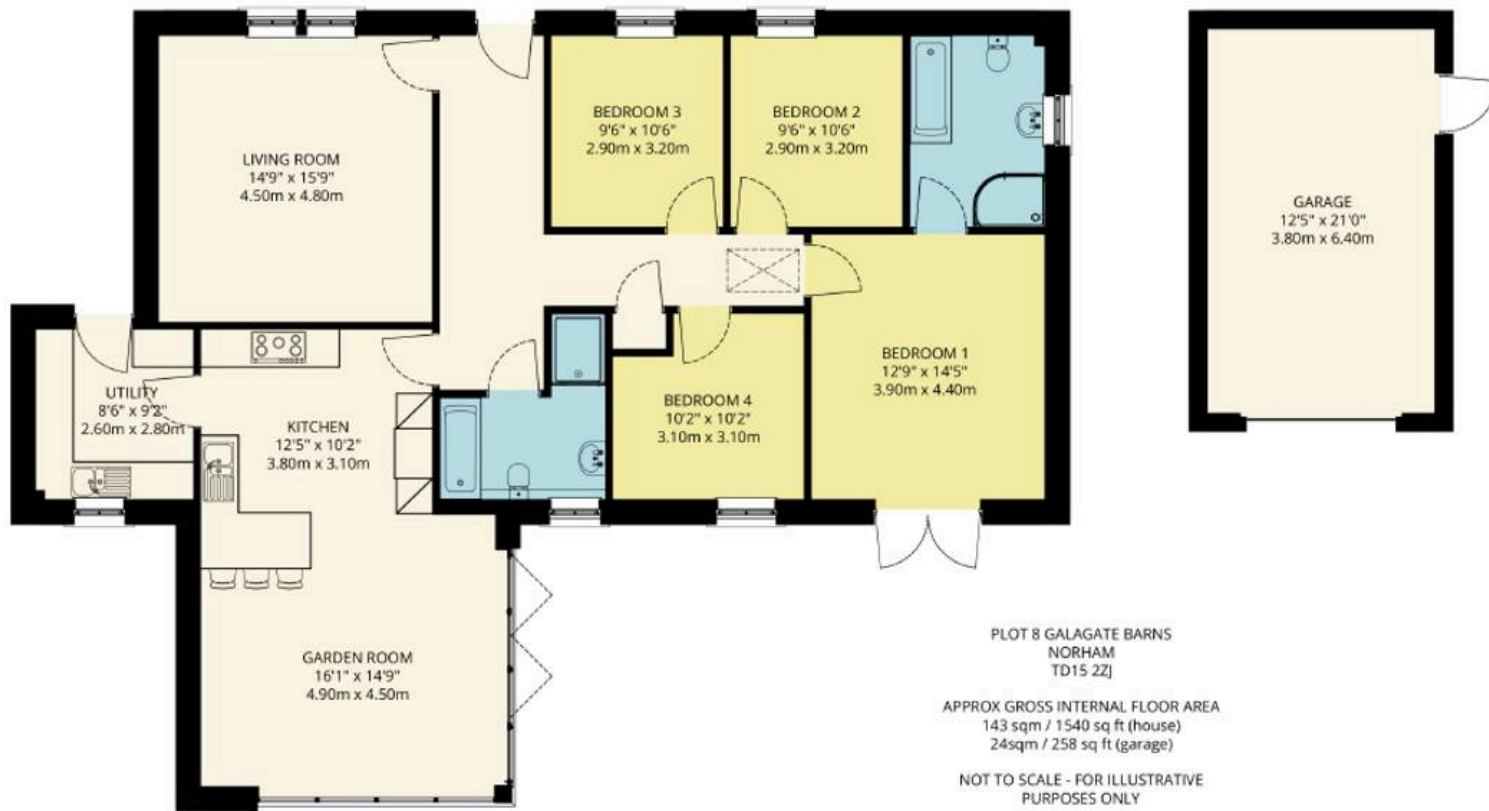
Norham lies on the northern edge of Northumberland, close to the market town of Berwick upon Tweed. The village lies on the banks of the River Tweed and is framed around a pretty village green.

Norham is a thriving village with a wholesome community offering a wide range of events and clubs from fishing on the Tweed to a Historical society. A full list of events and clubs can be found on the Norham Life website (<https://www.norhamlife.co.uk>). Although nearby Berwick upon Tweed offers an excellent range of national supermarkets and services, the Village of Norham has a fantastic local shop, regionally renowned butcher, baker, two public houses which offer excellent food and even a gun shop which would all love your support. The village also offers a very highly regarded primary school, a doctor's surgery on the village green, a daily postal van and a very well attended fish and chip van every Thursday evening.

Eight miles east of Norham is the nearby market town of Berwick upon Tweed which has further amenities and services including a wealth of cafes and restaurants, the Maltings Theatre and Cinema, a good choice of doctors and dental surgeries as well as a local hospital. Berwick also has an east coast main line railway station with regular trains to Edinburgh and London and schooling for all ages.

The region offers a range of popular attractions, including historical castles and villages to explore and a particularly stunning coastline. For those who enjoy cycling, the area offers four national routes from Norham and walking opportunities in the Northumberland National Park and Cheviot Hills which are all within a short drive. Permits for fly fishing (trout) are locally available on approximately 2 miles of both banks at Ladykirk and Norham.

The A1 trunk road which is nearby provides easy, commutable access to both Newcastle and Edinburgh. Both cities also offer international airports.



## Accommodation Comprises

### Ground Floor

Sitting Room, Open-Plan Kitchen/Dining Room/Garden Room, Utility Room, Principal Bedroom (En-Suite), Three Further Bedrooms, Family Bathroom

### Outside

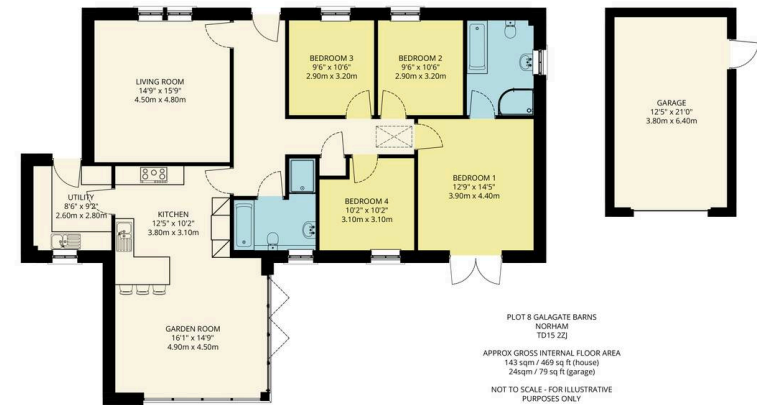
Enclosed Garden Grounds, Ample Off-Street Parking, Detached Garage

## Viewings

Viewings are conducted at the buyer's own risk, as this is an active construction site. Please be aware that certain areas may be uneven or contain potential hazards. Sensible footwear is recommended, and children will not be permitted access to the site. The developer accepts no liability for any accidents or injuries that may occur during the viewing.

## Listing and Conservation

8 Galagate Barns is not listed but does falls within the conservation area of Norham.





### **Compliance**

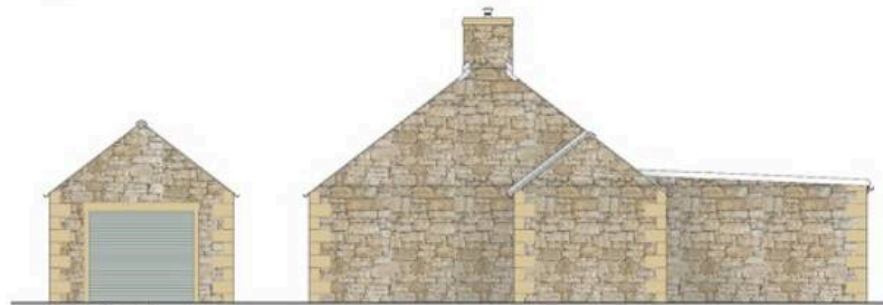
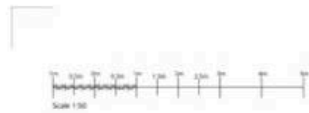
All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

### **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### **Important Notice**

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.



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