

EAST BARNS

NEWTON, NORTHUMBERLAND, NE43 7UQ

WELCOME TO EAST BARNS!

Residents will find themselves immersed in an environment that balances sophisticated contemporary design with the tranquil allure of rural Northumberland

A distinguished development opportunity nestled within the tranquil landscapes of Northumberland, offering a unique blend of contemporary living and pastoral charm. This exclusive residence, with its design concept deeply embedded in the site's heritage and vernacular, represents a rare chance to create something truly exceptional.

This opportunity forms part of a sensitive wider redevelopment project, carefully planned to enhance and preserve the

historic nature of the area while bringing new life to this cherished location.

A unique and exciting lifestyle offering with luxury meeting modern countryside living. The development promises exclusivity with an abundance of site opportunities, allowing residents to embrace both the sophistication of contemporary design and the peaceful charm of rural Northumberland living.

403842, 565337
54°58'57"N, 001°56'29"W
wolves.riverbank.norms



NEWTON:

A HISTORIC VILLAGE IN NORTHUMBERLAND

Nestled in the heart of England's northernmost county, Newton—a charming village in Northumberland—exudes timeless appeal with its stone-built properties and peaceful setting.

East Barns is one of four magnificent new dwellings thoughtfully positioned within the highly desirable location of Newton Hall. The property sits adjacent to the historic Grade II listed Church of St. James and offers convenient walking distance to both Newton Village and the charming market town of Corbridge.

With the prestigious Mowden Hall School on the doorstep and excellent transport connections, the site offers seamless access to

Hexham, Newcastle City Centre, and Newcastle International Airport – perfectly suited to meet the demands of a discerning executive lifestyle.

For social and leisure destinations, Matfen Hall Spa & Hotel and Close House Golf Club are highlights within a short distance. Closer to home and only a short walk is the cosy and highly rated Duke of Wellington Inn. Nearby Corbridge and surrounding areas offer an affluent and vibrant hub of cafes, restaurants, pubs and boutique shops.

① East Barns Newton | Application Site

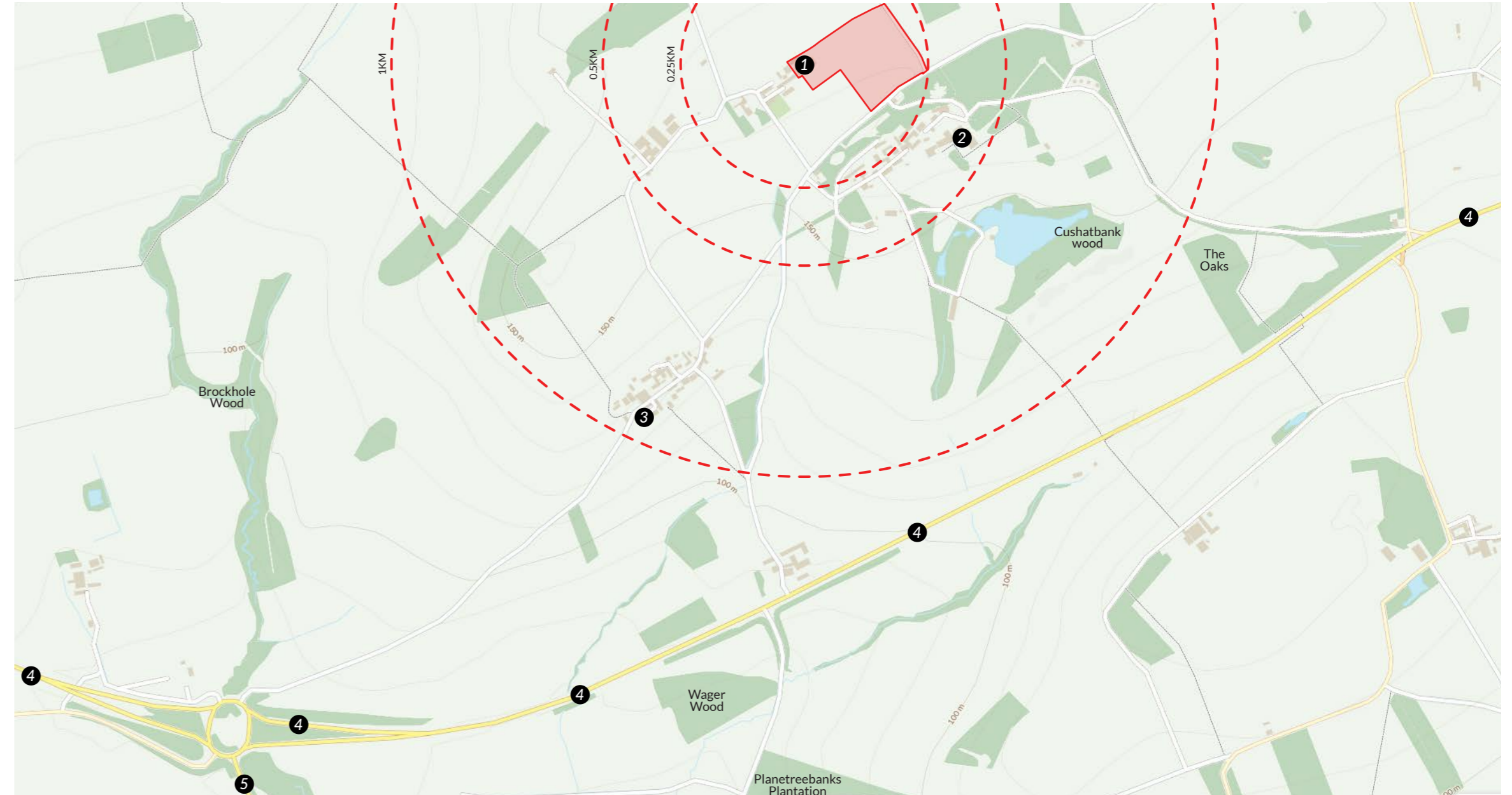
Distances (from application site)

② Mowden Hall School | 0.4km / 1450ft

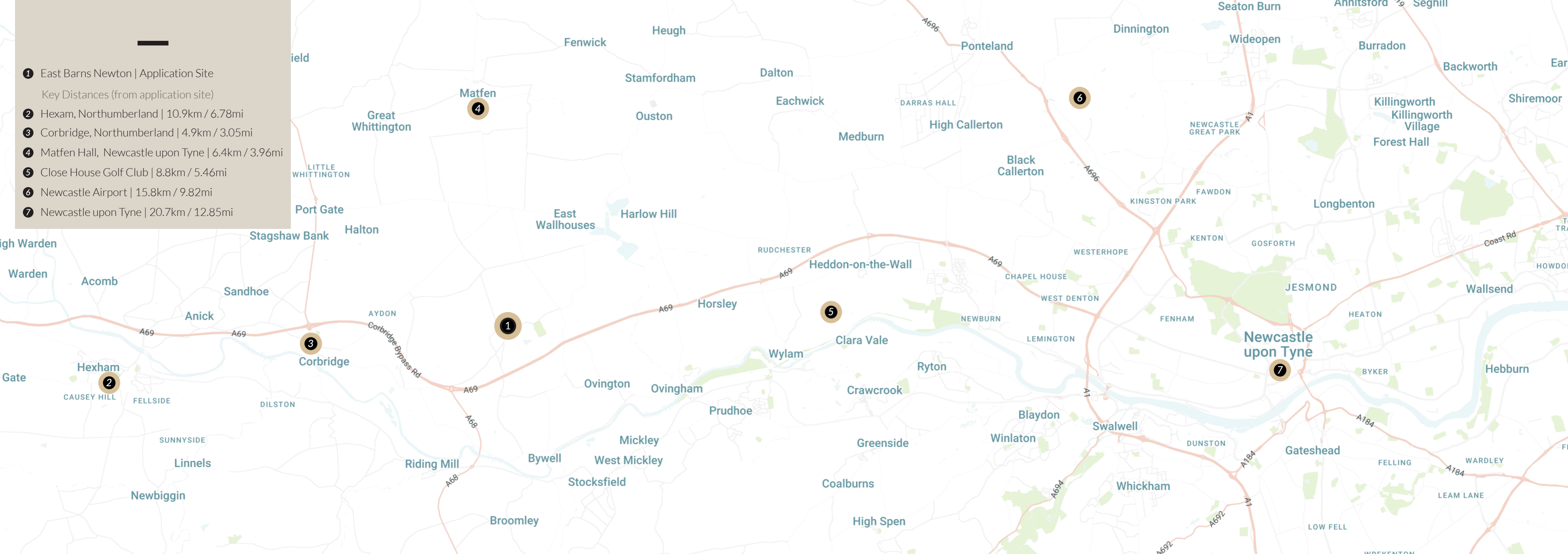
④ A69 | 2.2km / 1.37mi

③ Duke of Wellington PH | 0.9km / 3000ft

⑤ A68 | 2.2km / 1.37mi

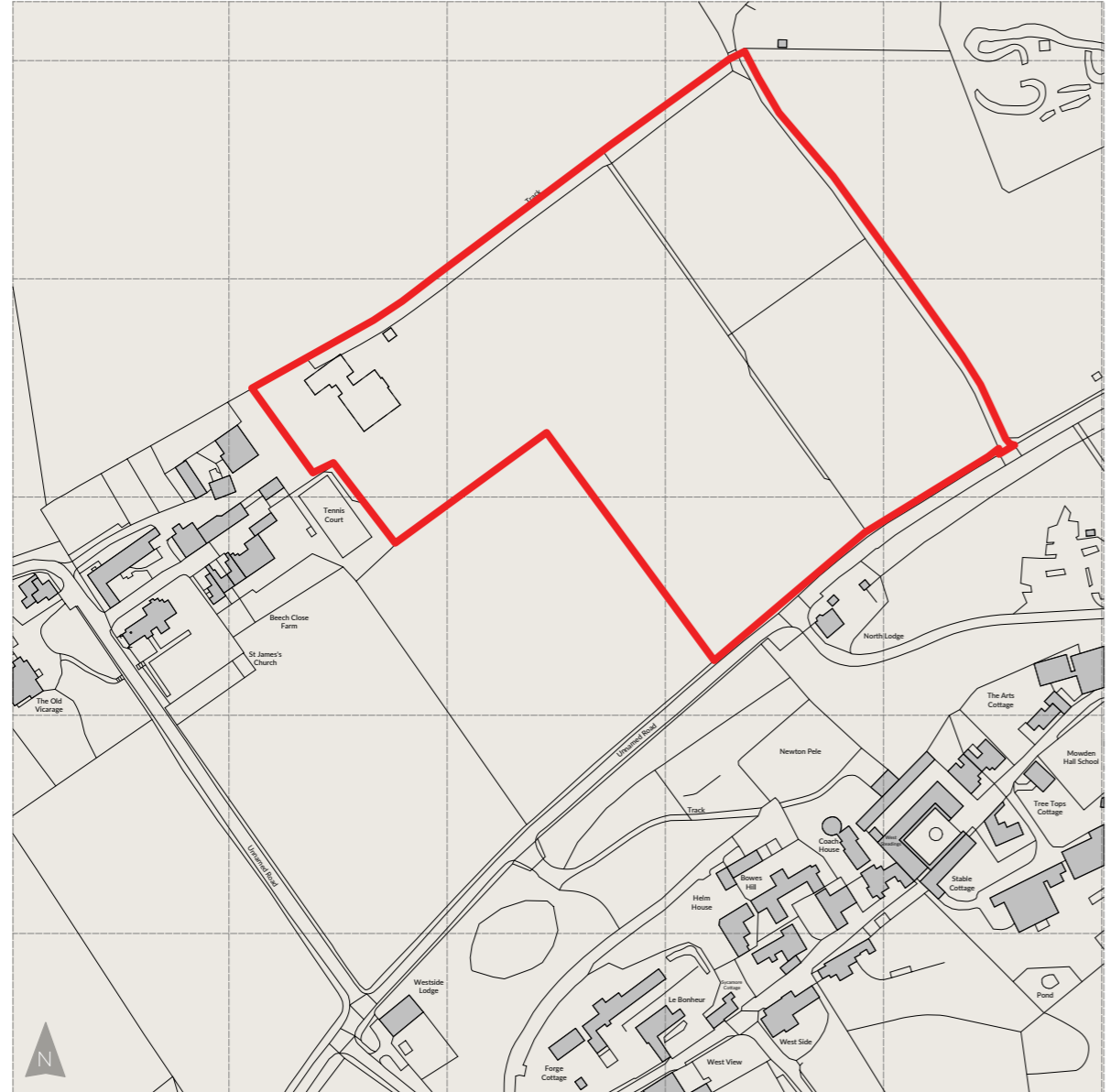


- ① East Barns Newton | Application Site
- Key Distances (from application site)
- ② Hexam, Northumberland | 10.9km / 6.78mi
- ③ Corbridge, Northumberland | 4.9km / 3.05mi
- ④ Matfen Hall, Newcastle upon Tyne | 6.4km / 3.96mi
- ⑤ Close House Golf Club | 8.8km / 5.46mi
- ⑥ Newcastle Airport | 15.8km / 9.82mi
- ⑦ Newcastle upon Tyne | 20.7km / 12.85mi



*view towards dwellings south elevation showcasing
strong links between internal and external spaces*



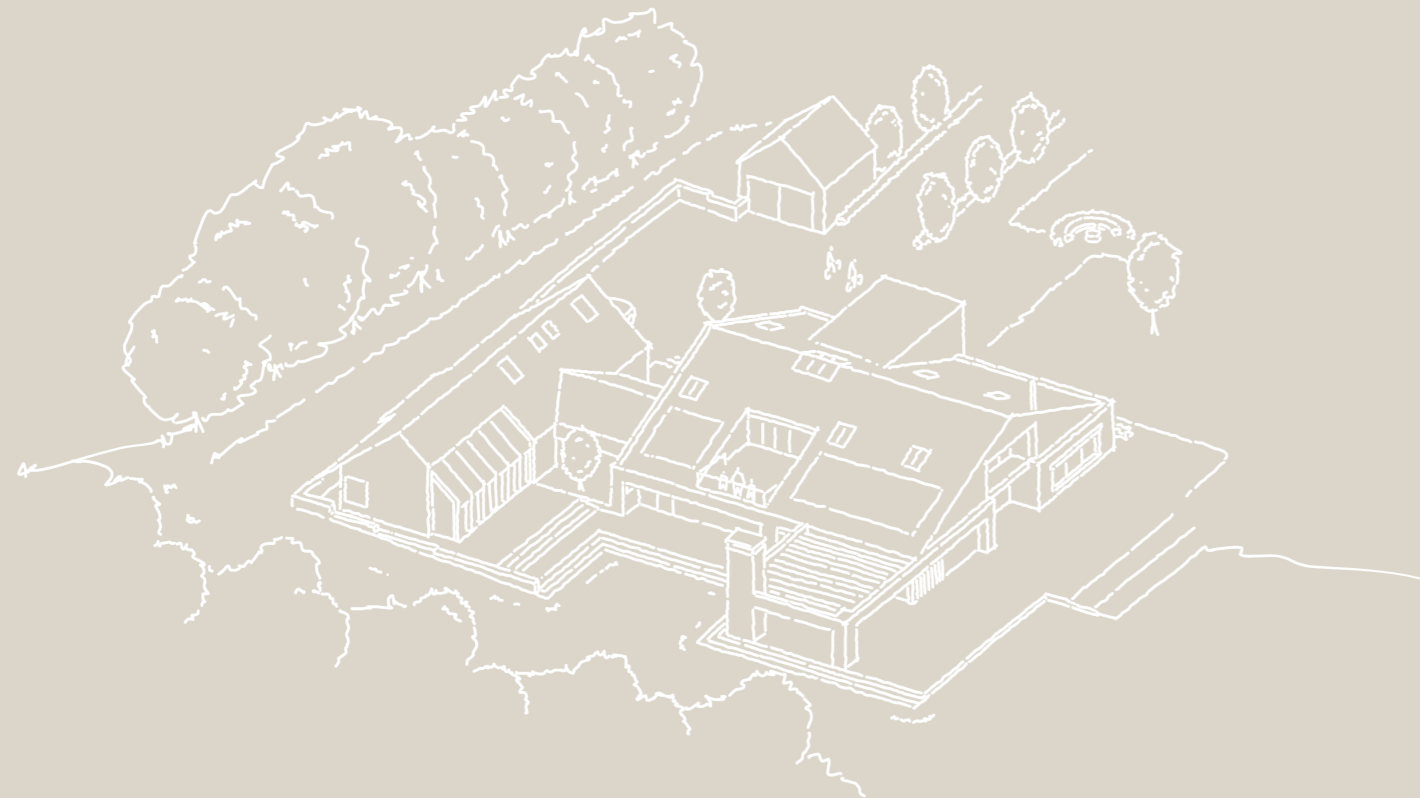


Ordinance Survey plan



Site Landscaping plan

*Modern living with a heathy
touch of agricultural charm*



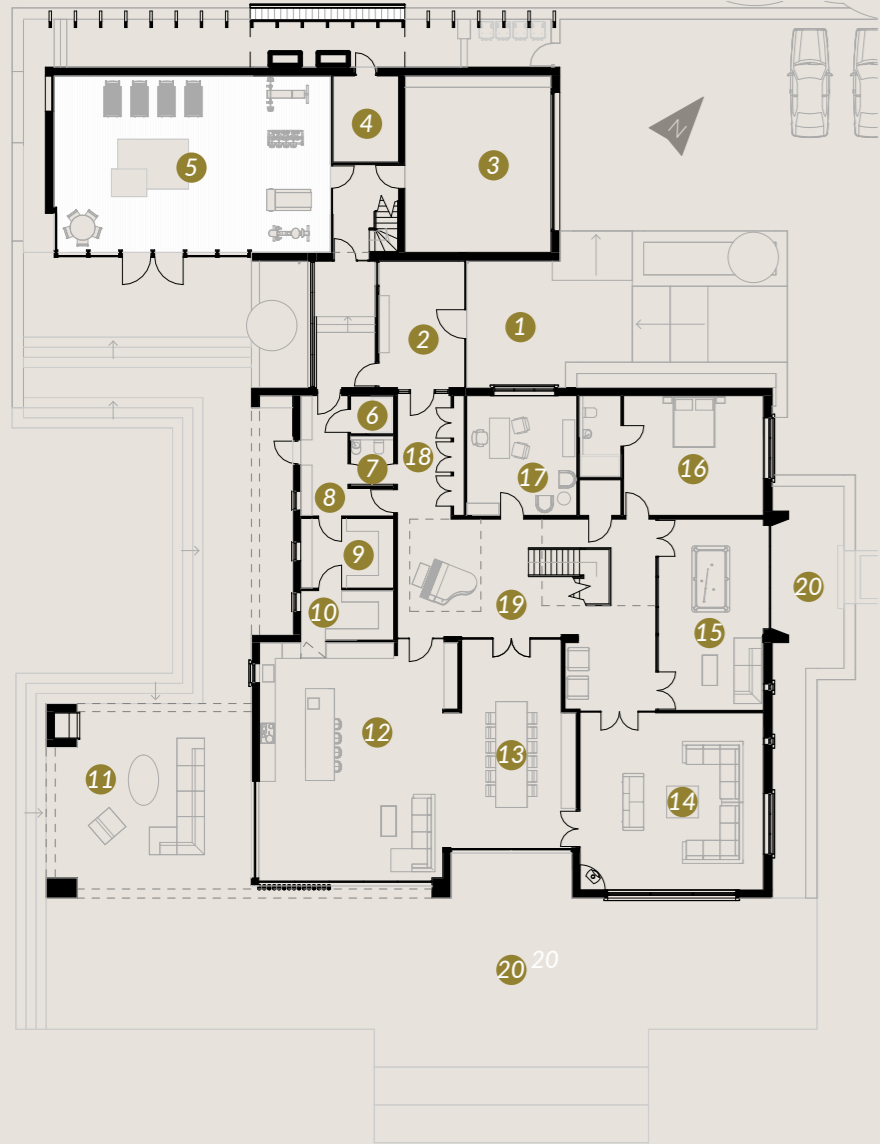
East Barns is designed as a contemporary rural residence that thoughtfully blends the heritage of its natural environment with modern living. The concept features two interconnected family wings:

1. The larger volume houses the main living areas and is strategically positioned to maximize southern views
2. The smaller volume contains leisure facilities and ancillary accommodation, partially built into the hillside

These volumes are connected by a glass gallery serving as both the arrival zone and a visual separator between the two structures. The design is characterized by natural stone elements referencing the adjacent farmhouse, complemented by contemporary vertical timber cladding and large glass surfaces that connect with the landscape while maintaining privacy.

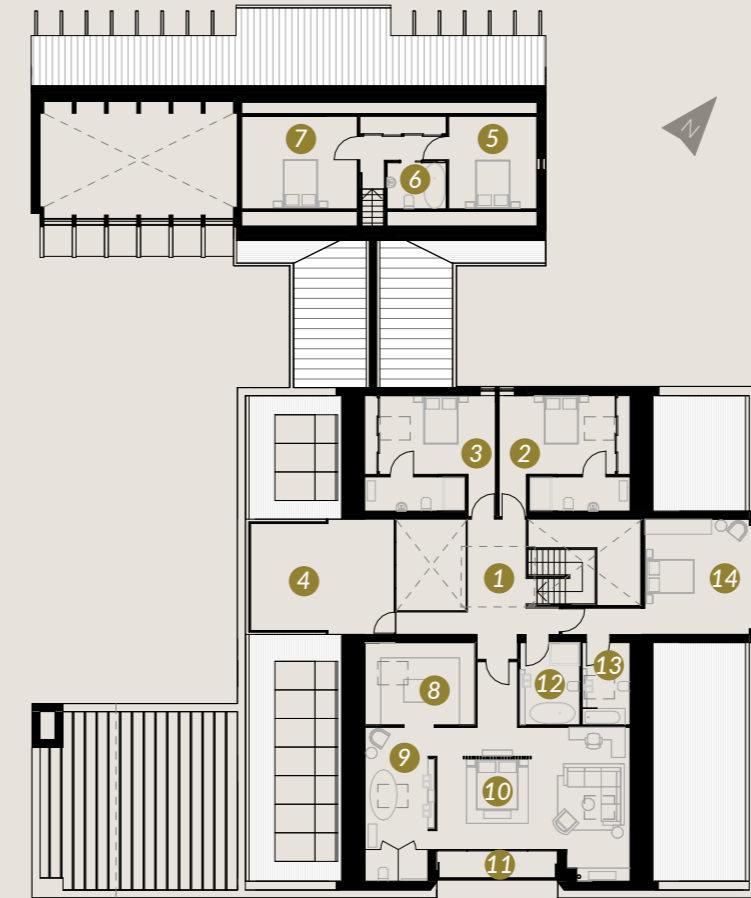
The interior is organized around a grand reception atrium, featuring dramatic volumes that reflect the spatial experience of the countryside. The design includes thoughtful landscaping that maintains the natural, agricultural character while enhancing the functionality of outdoor spaces.

GROUND FLOOR



- 1 Arrival Court
- 2 Entrance Hall
- 3 Integral Garage
- 4 Plant Room
- 5 Gym | Pool | Studio
- 6 Shower
- 7 WC
- 8 Boot Room
- 9 Utility
- 10 Pantry
- 11 Terrace
- 12 Kitchen | Family
- 13 Dining
- 14 Living Room
- 15 Games Room
- 16 Guest Bedroom | En-suite
- 17 Office
- 18 Vestibule
- 19 Feature Hall
- 20 Patio

FIRST FLOOR



- 1 Bridge
- 2 Bedroom 3 | En-suite
- 3 Bedroom 4 | En-suite
- 4 Terrace
- 5 Bedroom 7
- 6 Bathroom
- 7 Bedroom 6
- 8 Master Dressing Room
- 9 Master Bathroom
- 10 Master Suite
- 11 Balcony
- 12 Bathroom
- 13 En-suite (Bedroom 2)
- 14 Bedroom 2





AN EXCLUSIVE RURAL RESIDENCE

A distinguished development opportunity nestled within the tranquil landscapes of Newton, offering a unique blend of contemporary living and pastoral charm.

A carefully and sensitively crafted concept, East Barns draws on its heritage while presenting as an exceptional contemporary residence.

The approach to the main house features a private driveway that winds in from the east, carefully designed to be separate from neighbouring developments to enhance exclusivity. As you arrive at the welcoming entrance courtyard, you're greeted by a striking glazed link that presents as the main entrance, seamlessly connecting the principal dwelling with the leisure annexe.



The surrounding landscaping strategy seeks to improve the aesthetic value and functionality of the external spaces whilst maintaining a natural and agricultural character.

Gravel is proposed for the driveway. Cobbled demarcations and stone paviour perimeter edging will create variety, definition and interest within the arrival car park area – all to be complimented by a sensitive external lighting scheme.



Feature hallway at the heart of the home



Open plan kitchen, dining + family space



Elegant living room with distinctive coffered ceiling

To the western side of the grand reception is a range of ancillary rooms connecting to the Kitchen/Family area. In turn, this entertaining area leads to the ancillary wing, incorporating a swimming pool and leisure suite, garaging and a further two-bedroom suites.



Progressing southwards from the entrance is the grand hall atrium around which, the rest of the main building is organised. A feature staircase is positioned to the east side of the grand hall to visually anchor this generous space. An office/study room and an en-suite guest bedroom are positioned to the north of the hall with games room and bar to the east. The formal sitting, dining and kitchen areas are arranged to the south. The open plan kitchen/family area is provided with a generous outdoor west facing terrace with a fireplace while the formal dining 'breaks' out to a south facing terrace.



Kitchen looking towards dining area with patio beyond



Family room looking towards kitchen + dining areas



Glazed sections flood the bridge walkway and bedrooms with natural light, creating bright, uplifting spaces while maintaining privacy through strategic positioning.



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Within the First Floor of the main house, accommodation is bridged at atrium level and this leads to a west facing roof terrace. Two generous en-suite bedrooms are arranged to the north and another to the eastern side. The luxurious master bedroom suite is accessed off the south end of the hallway, with en-suite and dressing room positioned to the west side, and bedroom space taking advantage of the southern outlook.



First-floor bridge circulation bathed in natural light



The house is characterized by strong natural stone grounding elements in contextual reference to the adjacent farm house. This solidity is accentuated by the use of contemporary vertical timber cladding on the upper gable portions. Large glass surfaces provide strong connection with the surrounding landscape, without compromising privacy.

The annexe wing employs a traditional gable form. This features an area of enhanced glazing and exposed structure, creating a tranquil, yet dramatic feel to the swimming pool.



swimming pool and leisure suite with beautiful structural oak framed glazing



OPPORTUNITY

East Barns offers an array of exciting client options.

1. Engage with a readymade design and construction team (with full site background) to deliver the approved Planning scheme. An imminent start can be made and highly driven programme executed, offering a streamlined turnkey approach and delivery.

2. Working closely with the consultancy team and approved Planning scheme, layouts, configuration and zone functionality can be tailored to owners' specific requirements. Once established, this varied scheme can be delivered as above.

3. Subject to Planning Consent - Engage with the design team to explore wider site opportunities, e.g. stables block and paddock.

4. Subject to Planning Consent - Commission design team to explore an alternative, uniquely bespoke and tailored home design. Whilst warranting a fresh Planning submission, an opportunity presents prospective owners to build out their dream home, custom made to their needs, aspirations and budget. The consultancy team is on hand to advise on the art of the possible.



*view towards dwellings rear external terrace
space (right) & leisure Annexe (left)*



NICHOLSON NAIRN ARCHITECTS

RIBA chartered architects delivering exceptional design across Northern England since 1991.



Nicholson Nairn Architects, a RIBA chartered practice established in 1991, crafts exemplary architectural solutions. With studios in the North East and Yorkshire, we deliver outstanding designs throughout the UK while maintaining strong northern roots.

Our high-end residential portfolio is an eclectic blend of sophisticated developments, unified by our unwavering commitment to client-focused design excellence. We pride ourselves on being architecturally bold yet commercially astute, ensuring each project reflects our clients' aspirations while embracing contemporary design principles.

Built on over three decades of expertise, our practice harmoniously balances established wisdom with fresh perspective. We continuously evolve to meet the changing demands of architecture, fostering enduring client relationships while embracing innovation, technology and modern trend.

WHERE YOUR STORY BEGINS

ALL ENQUIRIES, PLEASE CONTACT

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rare!
From Sanderson Young