

LIFE IN PERFECT BALANCE

Featherstone Gate



HALTWHISTLE







LIFE IN PERFECT BALANCE



FEATHERSTONE GATE

Contents

LIFE IN FEATHERSTONE GATE	6
LOCATION	8
AMENITIES	10
FAMILY LIFE	13
SOCIAL LIFE	14
HOUSE TYPES	16
THE SCHEME	36
SPECIFICATION	38
SELLING AGENT	42

LIFE IN PERFECT BALANCE

5

FEATHERSTONE GATE

Welcome home, welcome to Haltwhistle

**A UNIQUE OPPORTUNITY TO LIVE IN A MODERN,
NEW BUILD HOME, DEEP IN A RURAL LANDSCAPE.**

Haltwhistle is eclectic and quirky, full to the brim with exceptional independent retail and hospitality.

An unspoiled market town in the Tyne Valley, Haltwhistle remains delightfully rural and effortlessly connected. Ranked the **4th safest place to live in the North East**, residents embrace life to the fullest with total peace-of-mind.

LIFE IN PERFECT BALANCE





FEATHERSTONE GATE

LIFE AT FEATHERSTONE GATE

*More than simply a place to live,
Featherstone Gate is a place to
grow, thrive and make the most
of every moment.*

A place you'll love, not just because of where it is, but how it makes you feel. Well connected, yet utterly rural; the very latest in new build design nestled in an ancient Roman landscape; over 2,000 years of history now home to a future of infinite possibility. A place to be as tranquil or energetic as you choose; to work and play in the close-by city, then retreat to the sanctuary of home.

This is life well-lived. This is life in perfect balance.



GLASGOW

EDINBURGH

BERWICK-UPON-TWEED

*Northumberland
National Park*

ALNWICK

Haltwhistle

DUMFRIES



CARLISLE

HEXHAM

HAYDON
BRIDGE

CORBRIDGE

NEWCASTLE UPON TYNE

SUNDERLAND

PENRITH

*Lake District
National Park*

MIDDLESBROUGH

ISLE OF MAN

*Yorkshire Dales
National Park*

LOCATION

Distances

TRAIN

Haltwhistle to Carlisle	30 minutes
Haltwhistle to Hexham	22 minutes
Haltwhistle to Newcastle	55 minutes

ROAD

Carlisle	23 miles
Brampton	12 miles
Hexham	15 miles
Newcastle	35 miles

AIRPORT

Carlisle CAX	16 miles
Newcastle NCL	35 miles

SCHOOLS

Haltwhistle Primary	1 mile
Greenhead Church of England Primary	3 miles
Haydon Bridge High School	9.5 miles



FEATHERSTONE GATE

AMENITIES

New build.
Ancient Landscape.

Centre of Great Britain

Hadrians Wall

Over 2000 years of history

An ancient, Roman past

Featherstone Castle

LIFE IN PERFECT BALANCE



AMENITIES

*Outdoor activity
& indoor indulgence.*

Independent coffee shops

Boutiques

Farmers-market

Craft fairs

Quirky pubs, tearooms & restaurants

Gift and antiques shops

Delicatessen

Family butchers

Florists

Art deco cinema

Pottery works and museum

Open air swimming pool

On the Pennine Way

Popular with walkers and cyclists

North Pennines



Surrounded by
undisturbed nature.

Northumberland National Park

Rural setting

Surrounded by moors and woodland

Nearby forests and lakes



FAMILY LIFE

In Featherstone Gate, your next great day is never more than one sleep away.

The town's Market Square is the epicentre of social life. Farmers' markets, craft fairs, and seasonal festivals bring the community together in a vibrant tapestry of culture and camaraderie.

Our local school achieved Outstanding in all areas in it's latest Ofsted report, "Pupils excel in this aspirational school environment. Classrooms are a buzz of debate and discussion, yet there is a calm, purposeful aura around the school."

Read the full report here

<https://files.ofsted.gov.uk/v1/file/50212478>.



FEATHERSTONE GATE

SOCIAL LIFE

*Haltwhistle offers a haven for
the homebody and adventurer
in all of us.*

Whether you choose to meander through breathtaking landscapes along the Pennine Way, take a dip in the local open air swimming pool, or visit The Black Bull for a Sunday roast, Featherstone Gate sits a stone's throw away, ready to welcome you home at the end of the day.

LIFE IN PERFECT BALANCE



The centre of Britain *and now the centre of up to 200 families.*

Despite having an Ofsted rated Outstanding school, a recently rebuilt hospital, impressive leisure centre and excellent transport access, it has been over a decade since Haltwhistle saw it's last new home offer. The town can only grow by developing housing west of the centre and no one has been successful in obtaining permission to develop it, until now.

With the support of the Haltwhistle Town Council, the scheme acts as an extension to the existing town. The area is lacking new build homes, in addition to the country-wide demand for out of town living spurred on by increased working from home and desire for space. The North East particularly suffers when it comes to 'ready to go sites'. The position of this scheme, directly between Carlisle and Newcastle, is an ideal location for families and young professionals.



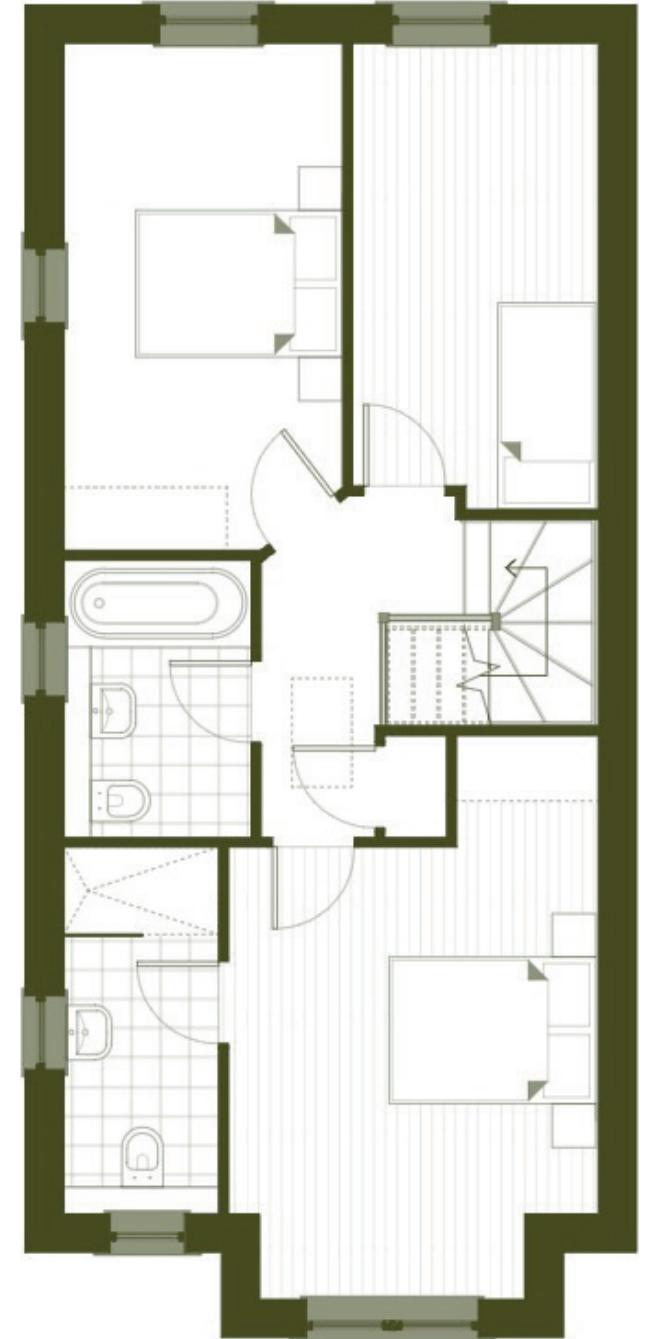
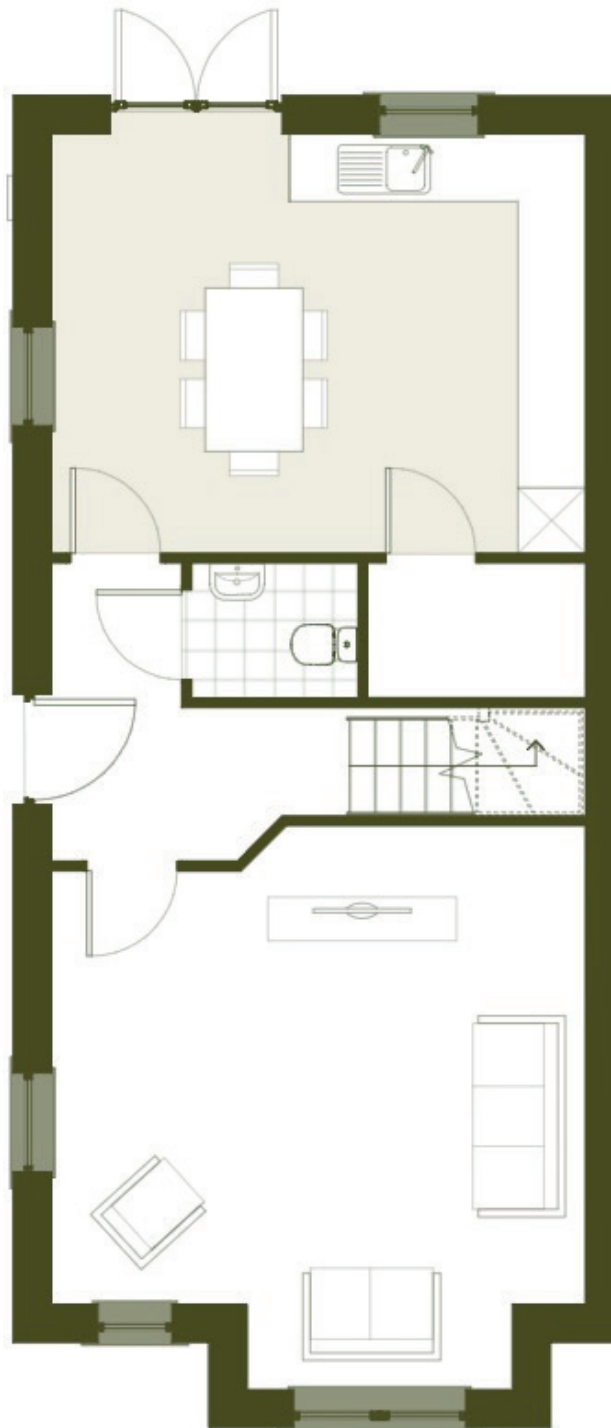
FEATHERSTONE GATE

HOUSE TYPES

The Mitford (*Red Brick*)

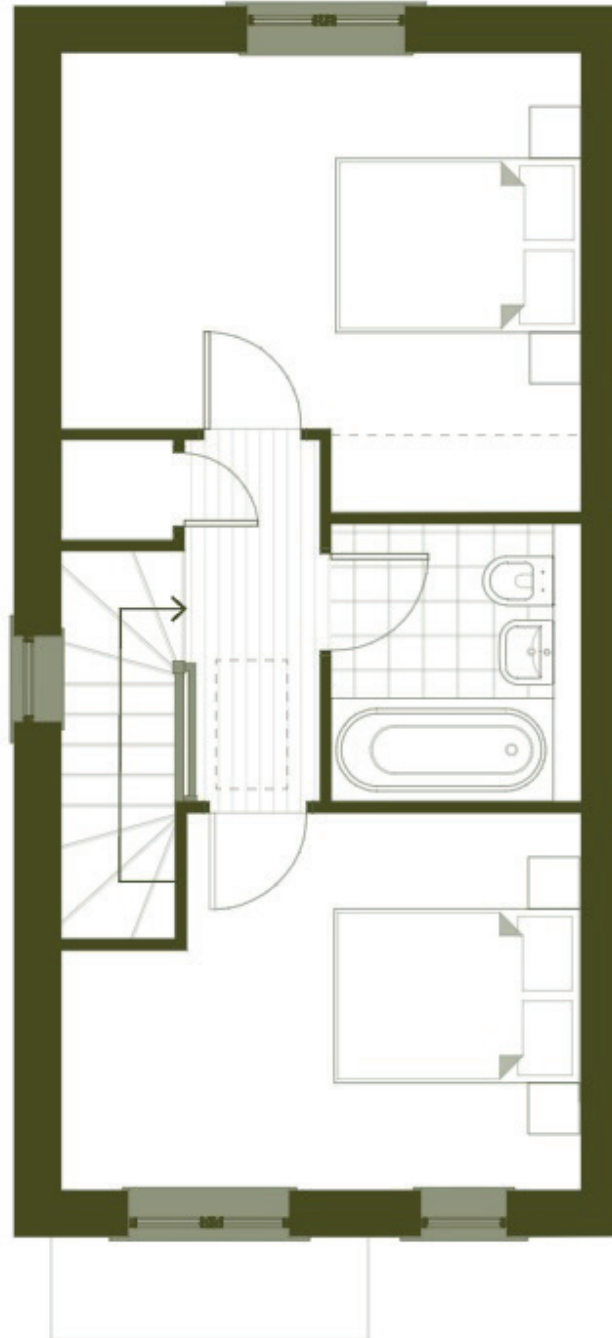
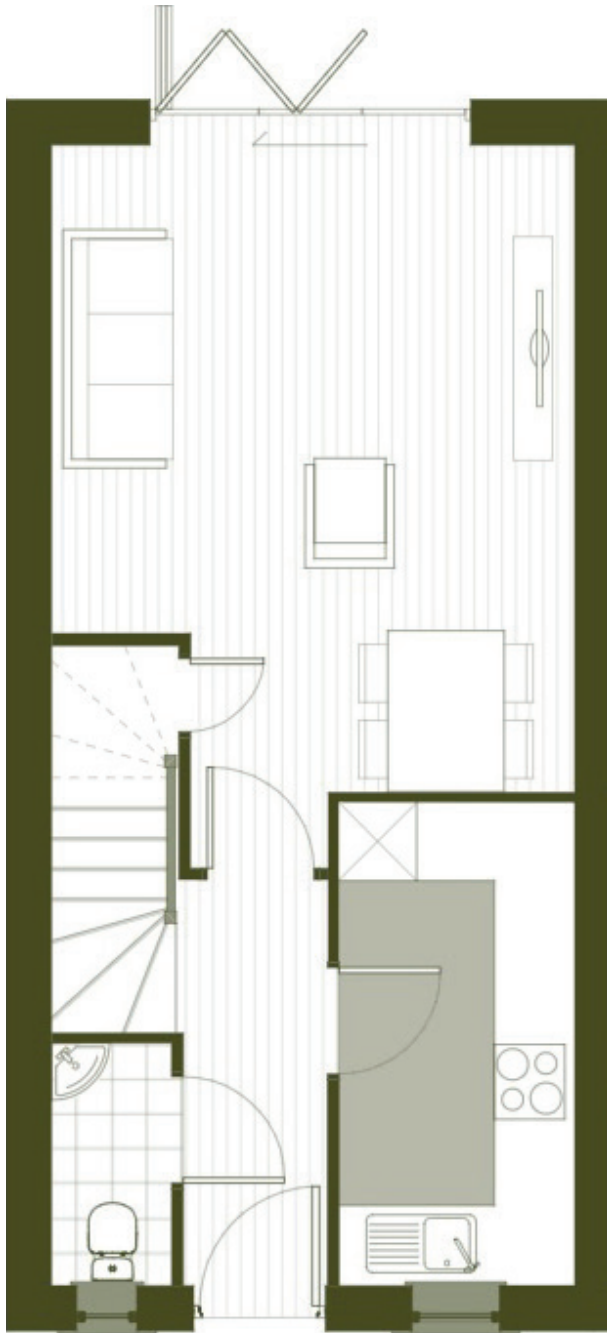
The Mitford is a beautifully proportioned three bedroom family home that blends contemporary design with practical living. The welcoming entrance leads into a light, open living space tailored for everyday comfort and entertaining. The bespoke kitchen is fitted with high quality integrated appliances, premium worktops and a spacious utility room, creating a seamless hub for cooking and household tasks. Upstairs, generous bedrooms provide restful retreats, served by a stylish family bathroom with contemporary fixtures. Outside, a turfed garden and patio extend your living space into the fresh air, while the driveway offers convenient parking and space for an optional EV charging point.

LIFE IN PERFECT BALANCE









FEATHERSTONE GATE

HOUSE TYPES

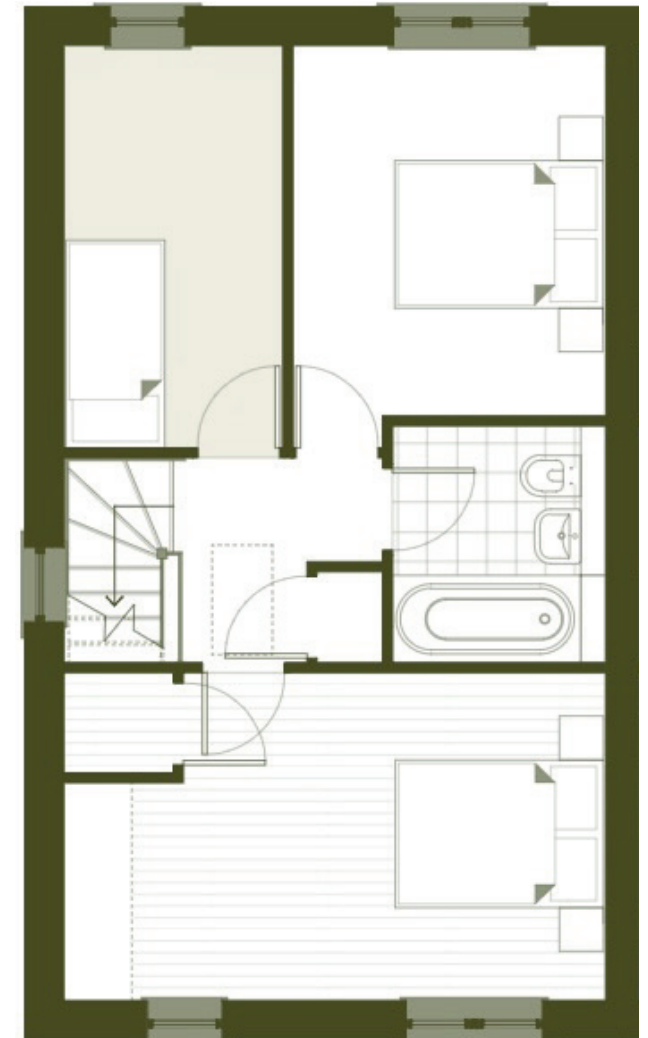
The Cresswell

The Cresswell is an elegant two bedroom home ideal for first time buyers, downsizers or those seeking a compact yet thoughtfully designed space. Light flows through well proportioned rooms with contemporary interiors that prioritise comfort and style. The kitchen is fitted with quality fixtures and integrated appliances, opening onto a generous living area perfect for relaxed evenings. Two bedrooms offer flexible space for rest, work or guests, complemented by a modern bathroom. The landscaped garden provides an inviting outdoor space, and private parking adds everyday convenience. Designed with efficiency in mind, the Cresswell pairs modern aesthetics with practical living for effortless daily life.

HOUSE TYPES

The Rothley

The Rothley presents a versatile three bedroom layout crafted for family life. Thoughtful planning maximises space from the kitchen through to the living areas, creating an inviting environment for gatherings and quiet moments alike. The contemporary kitchen features bespoke cabinetry and integrated appliances, flowing into a welcoming lounge that overlooks the garden. Upstairs, well sized bedrooms are complemented by a modern family bathroom finished to a high standard. Outdoor space is finished with landscaping and patio, perfect for alfresco dining. The Rothley delivers everyday functionality wrapped in stylish design.



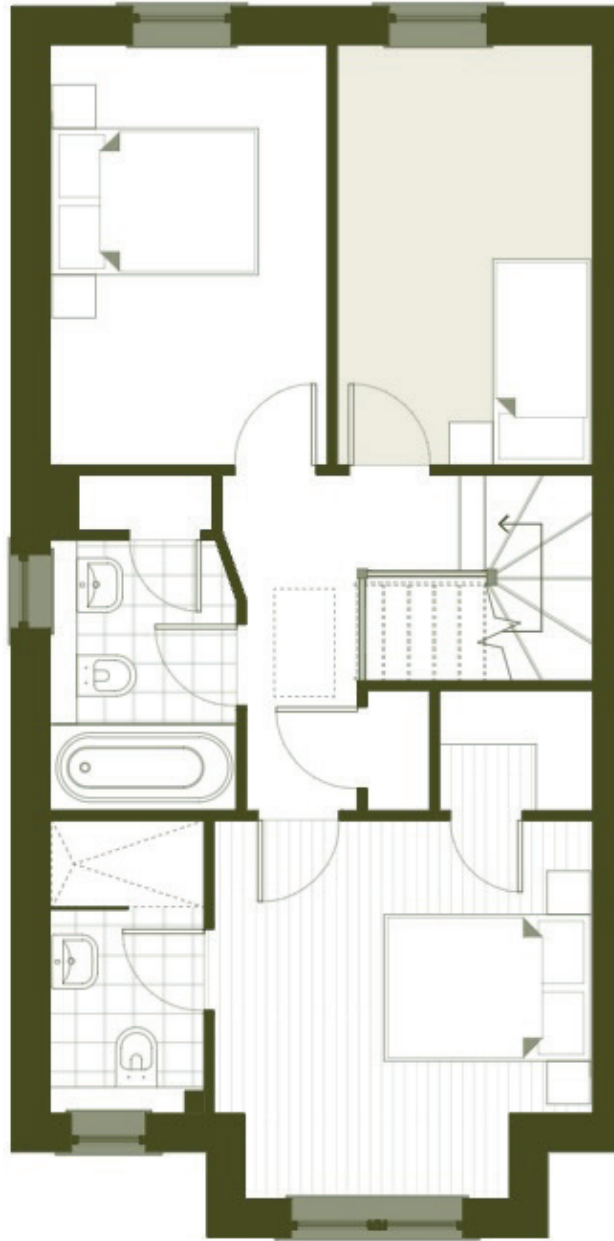




HOUSE TYPES

The Otterburn

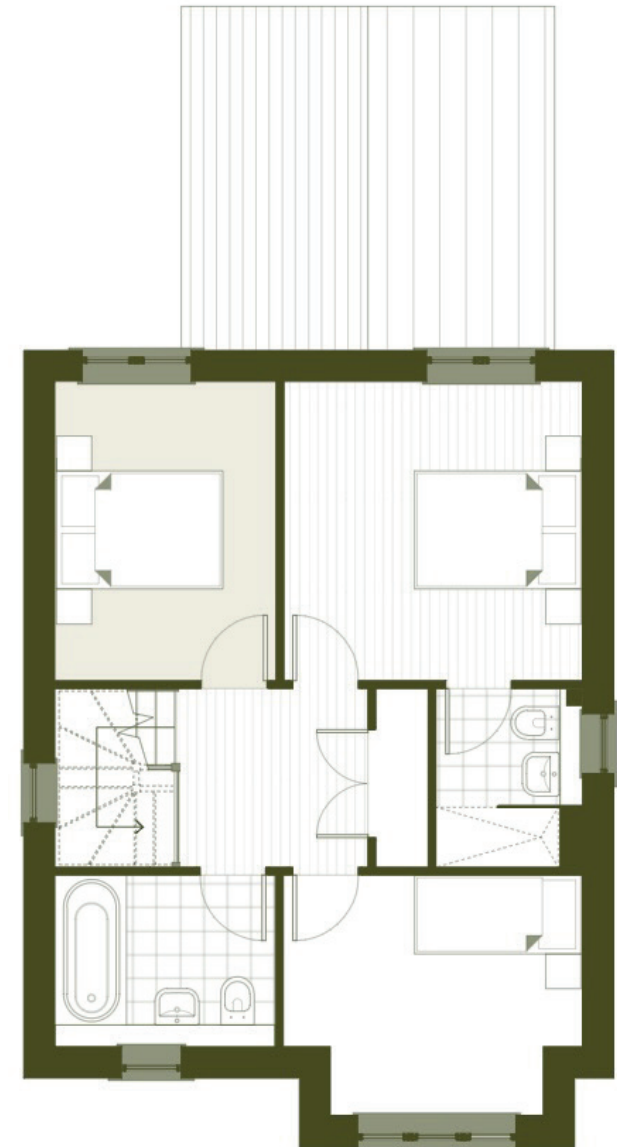
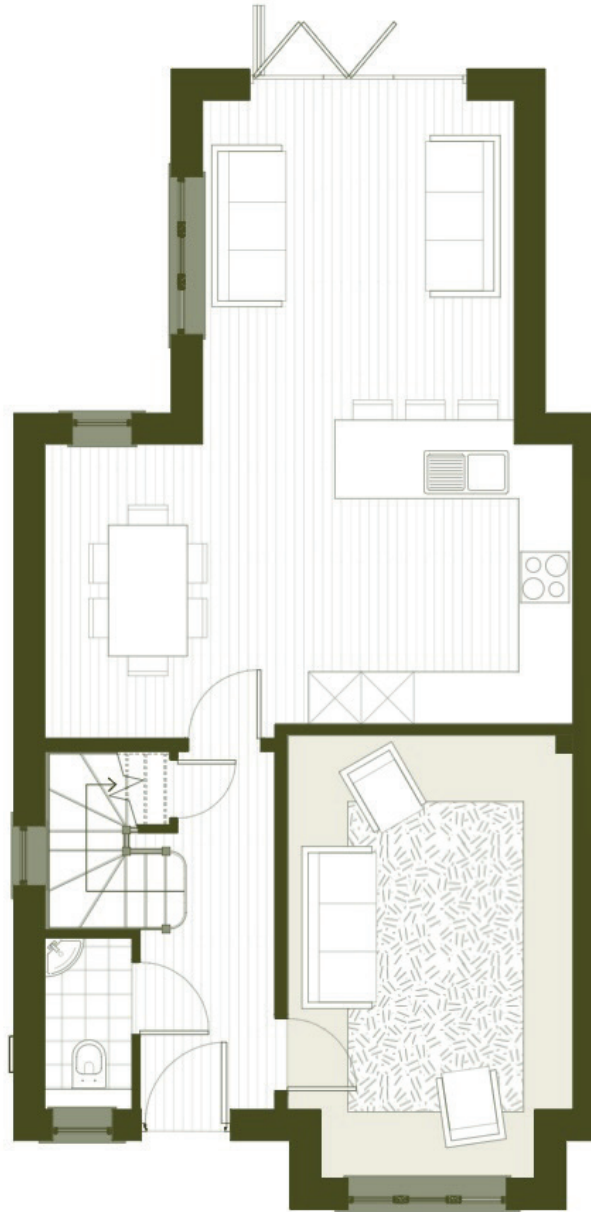
The Otterburn is a three bedroom home that balances generous living spaces with smart design. A beautifully appointed kitchen with integrated appliances and quality surfaces sets the stage for daily life, while the adjoining living area opens to a private garden. Upstairs, calm, well lit bedrooms offer comfortable accommodation, served by a contemporary family bathroom. Practical touches include double glazed windows and a landscaped exterior that complements the home's facade. Practical, elegant and designed with modern living in mind, the Otterburn is a true family home.



HOUSE TYPES

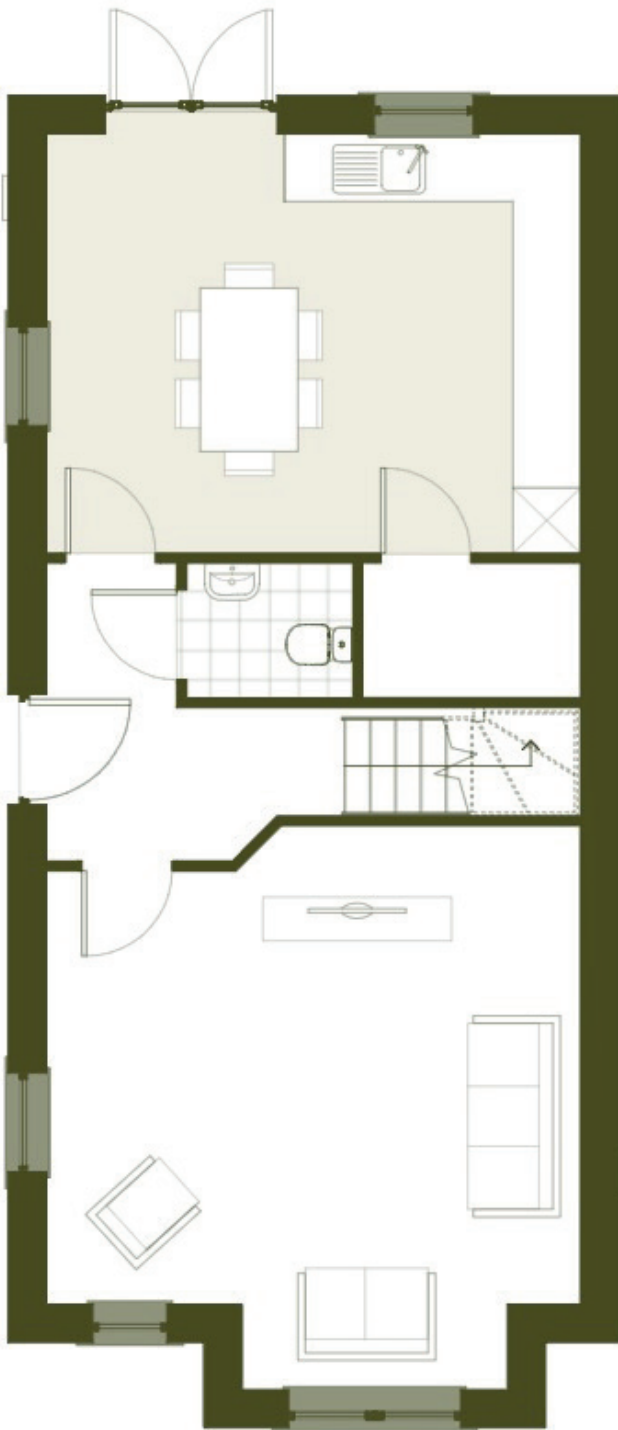
The Twizell

The Twizell is a three bedroom residence that blends contemporary styling with thoughtful layout. The heart of the home is the kitchen and dining area, fitted with bespoke units and integrated appliances, flowing naturally into the living space that enjoys views over the garden. Upstairs, the bedrooms are generous and bright, led by a stunning family bathroom finished with high quality contemporary fittings. Outside, a private garden and patio space provide a perfect setting for outdoor living, while off street parking adds convenience. The Twizell is designed for everyday comfort and modern family life.









FEATHERSTONE GATE

HOUSE TYPES

The Mitford (*Stone Front*)

The Mitford is a beautifully proportioned three bedroom family home that blends contemporary design with practical living. The welcoming entrance leads into a light, open living space tailored for everyday comfort and entertaining. The bespoke kitchen is fitted with high quality integrated appliances, premium worktops and a spacious utility room, creating a seamless hub for cooking and household tasks. Upstairs, generous bedrooms provide restful retreats, served by a stylish family bathroom with contemporary fixtures. Outside, a turfed garden and patio extend your living space into the fresh air, while the driveway offers convenient parking and space for an optional EV charging point.

FEATHERSTONE GATE

HOUSE TYPES

The Thirlwall

The Thirlwall offers flexible three bedroom accommodation with well designed interiors that cater to a range of lifestyles. A contemporary kitchen with integrated appliances and quality finishes leads into a welcoming living space that flows seamlessly to the outdoor area. Upstairs, the bedrooms are generously proportioned, with calm palettes and natural light, serviced by a modern bathroom suite. The home's exterior features landscaping and parking provision, combining practicality with aesthetic appeal. Designed to meet the demands of modern living, the Thirlwall is both stylish and sensible.

LIFE IN PERFECT BALANCE



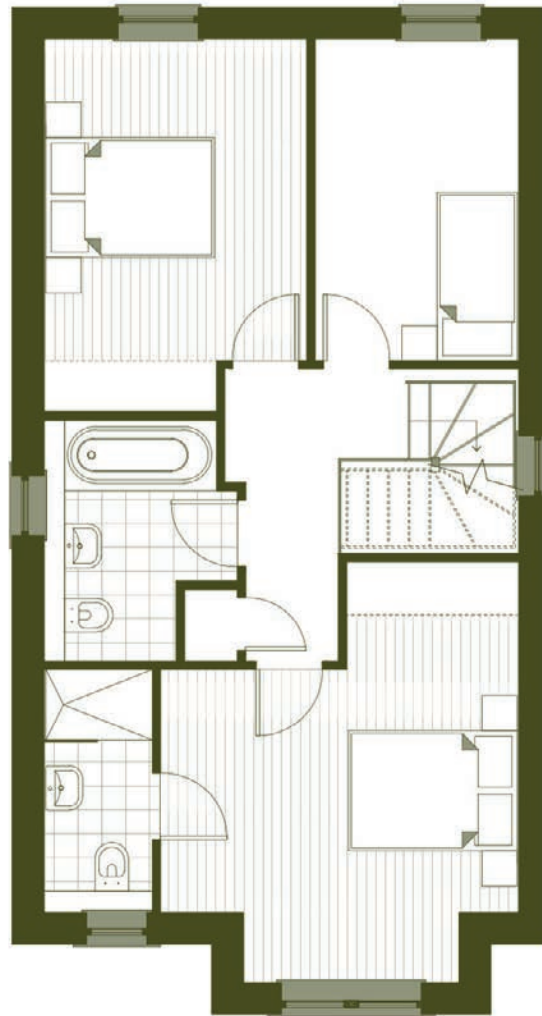
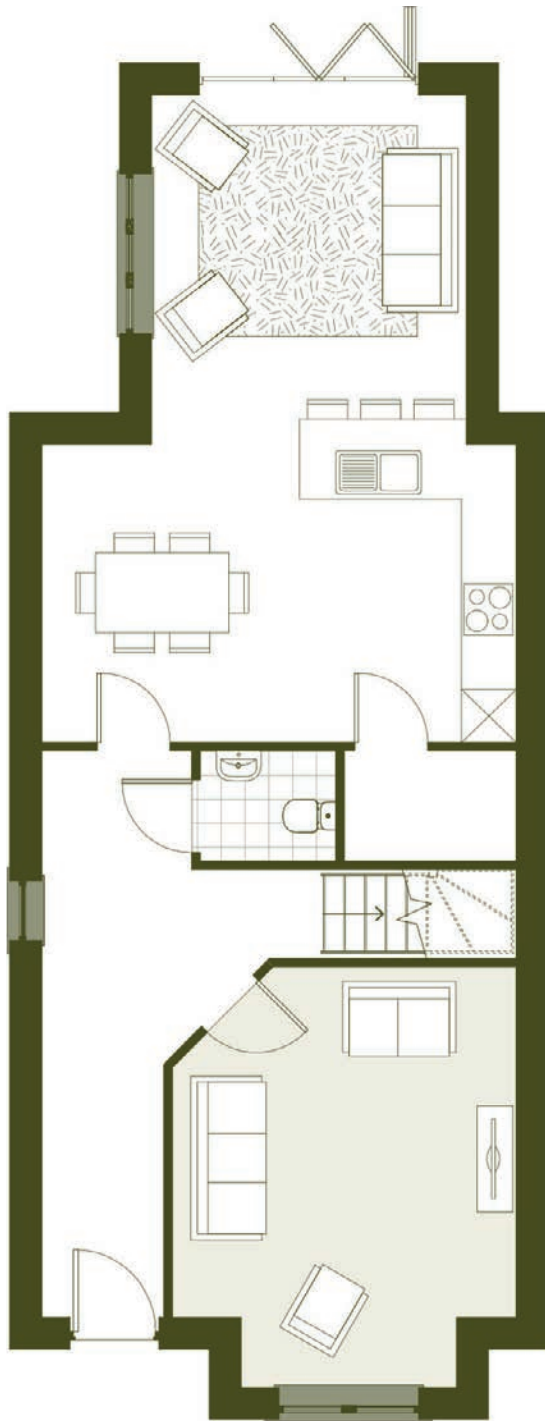




HOUSE TYPES

The Langley

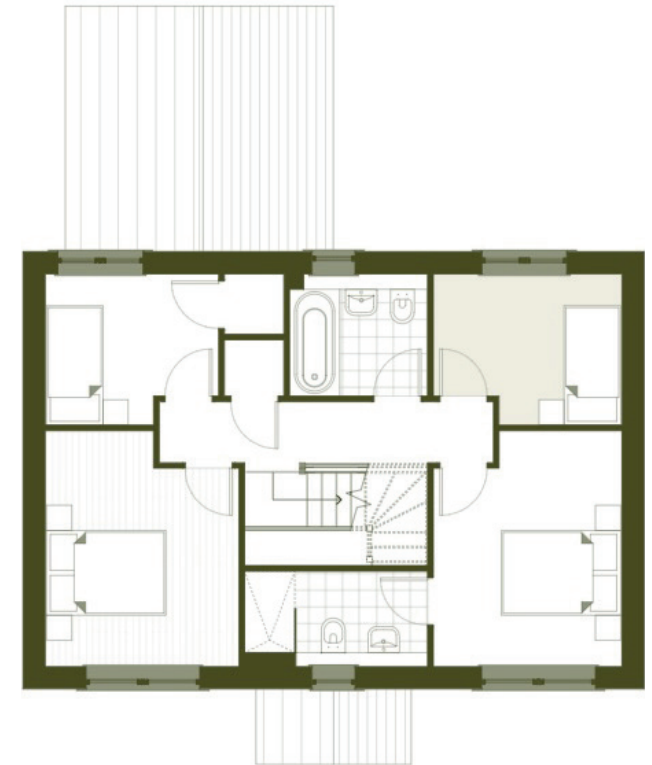
The Langley is a three bedroom home that unites contemporary architecture with comfortable, well planned interiors. Quality kitchen fittings and integrated appliances provide a stylish setting for cooking and socialising, while the adjacent living space opens onto a private garden. Upstairs, each bedroom is spacious and bright, served by a thoughtfully finished bathroom. Outside, the landscaped garden and driveway complete the home's appeal. Practical, elegant and designed for everyday life, the Langley is perfect for families or those seeking adaptable space.



HOUSE TYPES

The Alnwick

The Alnwick is an impressive four bedroom family home that delivers space, style and flexibility. A generous layout includes a contemporary kitchen fitted with integrated appliances and premium surfaces, flowing into expansive living and dining areas that overlook the garden. The principal bedroom is a calm retreat with room for wardrobes, while additional bedrooms offer versatility for family, work or guests. A family bathroom and en suite facilities enhance convenience. Outside, a landscaped garden and patio create a private haven for outdoor living, with off street parking completing this substantial home.







HOUSE TYPES

The Beaumont



The Beaumont is a distinguished four bedroom home perfect for modern family living. Interiors are thoughtfully planned, with a contemporary kitchen featuring bespoke units and integrated appliances that lead into generous living spaces. Upstairs, the principal bedroom benefits from a private en suite, while three further bedrooms provide flexible accommodation. Outside, a turfed garden and patio area offer outdoor enjoyment and privacy. With ample parking and high quality finishes throughout, the Beaumont combines style with everyday practicality.



FEATHERSTONE GATE

THE SCHEME

The Featherstone Gate site

All plots will be released in a phased manner, with each phase introduced sequentially according to the project timeline.

LIFE IN PERFECT BALANCE



SPECIFICATION

The quality of work

Living Space

- Contemporary, beautifully designed and styled interiors designed for modern living
- Generous bedrooms
- Energy-efficient gas central heating throughout, complete with thermostatic radiator valves
- Hardwood contemporary internal doors

Kitchen

- A select choice of bespoke high-quality kitchen units with a contemporary style
- Complete with integrated appliances including fan oven, electric hob, extractor, integrated larder fridge/freezer
- High-quality work surfaces
- Stainless steel 1.5 bowl sink complete with mono-block chrome taps
- High-quality tiled floors
- Generous utility rooms (Four bedroom properties only)
- Walk in pantry (Three bedroom properties only)

Bathroom

- High-quality contemporary suite
- Chrome metal brassware
- The shower is complete with a glazed screen and rain head shower / directional head.
- Under sink storage cupboard
- Heated towel rail.
- Stylish contemporary tiling
- Electrical & Lighting
- External lights to front and rear
- Mains-operated fire and smoke detector system
- Solar panels fitted as standard





SPECIFICATION

The quality of work

Windows & External Doors

- High-performance double-glazed windows throughout
- Contemporary solid and glazed external doors complete with stylish chrome handles

Driveways & Parking

- Spacious driveways.
- Home EV charging points (available upon request)
- Garage

External

- Patio areas with paving/flagging
- Turfed gardens
- High-quality external hard landscaping with brick paved driveways
- External water tap
- The site is surrounded by established trees, hedges, and new planting.

Building Guarantee

- All homes come with a 10-year structural building warranty from ICW.





FEATHERSTONE GATE

SELLING AGENT

Sanderson Young's *New Homes Hub*

Sanderson Young New Homes Division has an unrivalled reputation within the field, assisting with some of the region's finest developments.

Expert staff offering unrivalled experience, providing the highest levels of service. Experience the Exceptional.

For all enquiries contact the team at the New Homes Hub:
0191 213 0033
newhomes@sandersonyoung.co.uk
www.sandersonyoung.co.uk

LIFE IN PERFECT BALANCE



LIFE IN PERFECT BALANCE



SANDERSON
YOUNG



WWW.SANDERSONYOUNG.CO.UK