

The
PADDOCKS

HUMSHAUGH · NORTHUMBERLAND

AN EXCLUSIVE PRIVATE DEVELOPMENT

PASSIVHAUS STANDARD*

BATTERY STORAGE · SOLAR PV · EPC A

TYNE VALLEY · OUTSTANDING NATURAL BEAUTY · THREE EXCEPTIONAL HOMES

HUMSHAUGH · NORTHUMBERLAND

THE PADDOCKS

A rare opportunity to acquire a beautifully designed home built to Passivhaus Standard — combining traditional Northumberland architecture with the very highest levels of energy efficiency and modern construction.

The Paddocks is an exclusive residential development situated in the heart of Humshaugh, a picturesque and highly sought-after Northumberland village within the Tyne Valley. The development comprises two exceptional three-bedroom detached bungalows and one outstanding four-bedroom detached house, each benefitting from wraparound gardens and detached garages.

3

PLOTS

A

EPC RATING

PH

PASSIVHAUS





THE SETTING

HUMSHAUGH

A village setting like no other — Humshaugh offers an unspoilt rural lifestyle in one of England's finest landscapes.

Nestled in the North Tyne Valley, Humshaugh is a much-loved Northumberland village combining a close-knit community with outstanding countryside. The village has a popular pub, primary school and community hall, while the market town of Hexham is just seven miles away.

LOCATION & CONNECTIVITY

- ◆ HEXHAM — 7 MILES
- ◆ NEWCASTLE CITY CENTRE — 25 MILES
- ◆ NEWCASTLE INTERNATIONAL AIRPORT — 27 MILES
- ◆ HADRIAN'S WALL — WALKING DISTANCE
- ◆ A68 & A69 ROAD CONNECTIONS
- ◆ AREA OF OUTSTANDING NATURAL BEAUTY

TYNE VALLEY · NORTHUMBERLAND

EXCEPTIONALLY LOCATED

Humshaugh is one of Northumberland's most sought-after villages, sitting above the banks of the North Tyne. The market town of Hexham — with its schools, hospital, restaurants and mainline railway — is just seven miles away, while the Northumberland National Park begins on the doorstep.

KEY DISTANCES

HEXHAM	7 miles · 12 min
CORBRIDGE	8 miles · 14 min
NEWCASTLE UPON TYNE	25 miles · 40 min
CARLISLE	38 miles · 50 min
EDINBURGH	80 miles · 1h 40m

POINTS OF INTEREST

- ◆ CHESTERS ROMAN FORT & HADRIAN'S WALL · 1 MILE
- ◆ HEXHAM RAIL STATION (NEWCASTLE LINE) · 7 MILES
- ◆ NORTHUMBERLAND NATIONAL PARK · 6 MILES
- ◆ NEWCASTLE INTERNATIONAL AIRPORT · 27 MILES



THREE DISTINGUISHED PLOTS



PLOT 1
**LOW
PADDOCK**

3 BED BUNGALOW · C.1,600 SQ FT

£695,000

- ◆ SINGLE-STOREY LIVING
- ◆ OPEN-PLAN KITCHEN / DINING / LIVING
- ◆ PRINCIPAL BEDROOM WITH EN SUITE
- ◆ UTILITY ROOM & DETACHED GARAGE
- ◆ WRAPAROUND GARDENS · EPC A



PLOT 2
**MIDDLE
PADDOCK**

3 BED BUNGALOW · C.1,688 SQ FT

£795,000

- ◆ SINGLE-STOREY LIVING
- ◆ EXPANSIVE OPEN-PLAN LIVING SPACE
- ◆ PRINCIPAL BEDROOM WITH EN SUITE
- ◆ LARGE RECEPTION HALL
- ◆ UTILITY ROOM · DETACHED GARAGE · EPC A



PLOT 3
**HIGH
PADDOCK**

4 BED HOUSE · C.3,624 SQ FT

£1,100,000

- ◆ ACCOMMODATION OVER TWO FLOORS
- ◆ KITCHEN / DINING, LIVING ROOM, GARDEN ROOM
- ◆ STUDY, UTILITY & WC
- ◆ TWO BEDROOMS WITH EN SUITE
- ◆ DETACHED DOUBLE GARAGE · SOLAR PV

PLOT 3 · HIGH PADDOCK

4-BED HOUSE

3,624
SQ FT

4
BEDROOMS

2
EN SUITES

GUIDE PRICE

£1,100,000

PASSIVHAUS STANDARD*

BATTERY STORAGE · SOLAR PV · EPC RATING A

A remarkable four-bedroom detached family home arranged over two floors. The ground floor provides a kitchen/dining room, formal living room, garden room, study, utility room and WC. The first floor offers four generous double bedrooms, two with en-suite facilities, a family bathroom and spacious landing.

- ◆ KITCHEN/DINING ROOM, FORMAL LIVING ROOM & GARDEN ROOM
- ◆ STUDY, UTILITY ROOM & WC TO GROUND FLOOR
- ◆ TWO BEDROOMS WITH EN SUITE, FAMILY BATHROOM
- ◆ DETACHED DOUBLE GARAGE & EV CHARGING
- ◆ SOLAR PV PANELS · BATTERY STORAGE · GARDENS
- ◆ MECHANICAL VENTILATION WITH HEAT RECOVERY (MVHR) SYSTEM







PLOT 1 · LOW PADDOCK

3-BED BUNGALOW

1,588
SQ FT

3
BEDROOMS

1
EN SUITE

GUIDE PRICE

£695,000

PASSIVHAUS STANDARD*

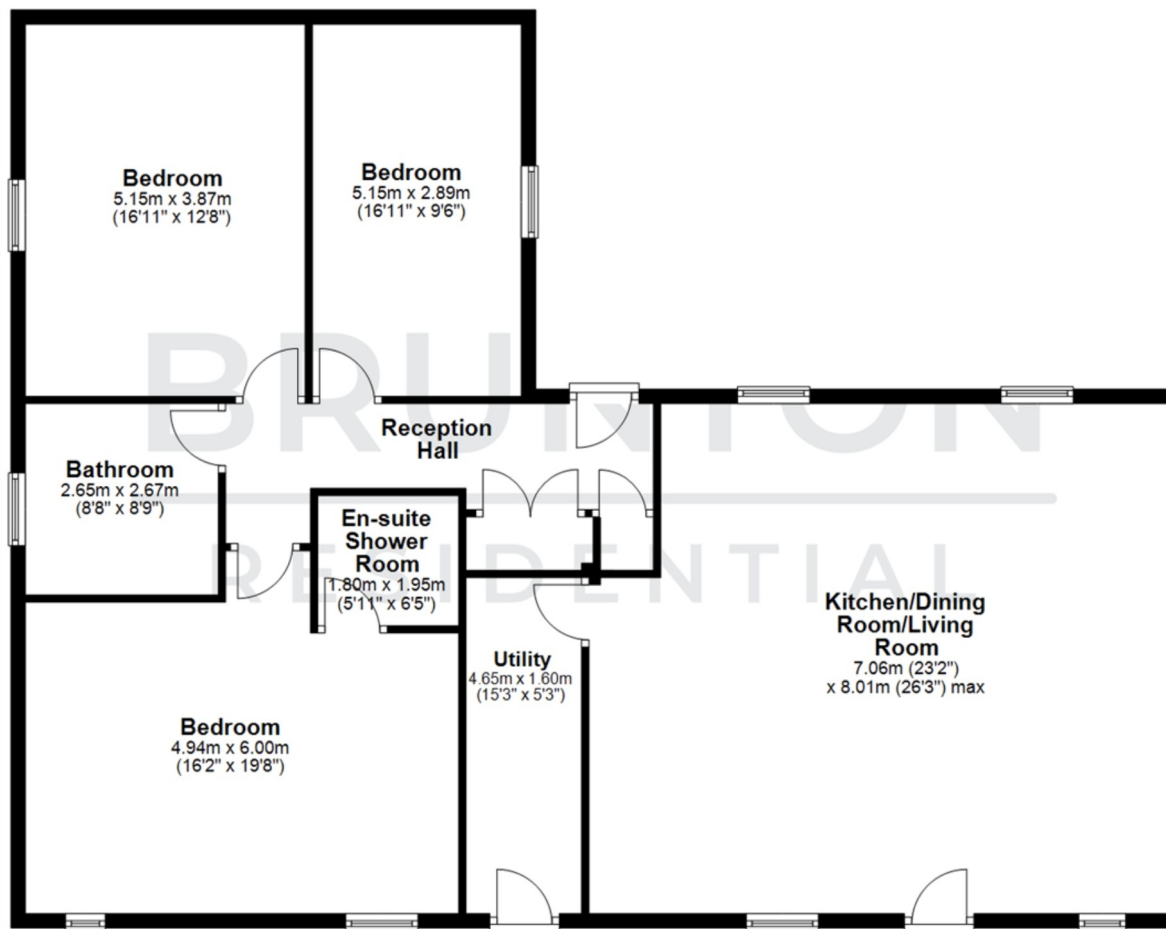
BATTERY STORAGE · SOLAR PV · EPC RATING A

A beautifully proportioned three-bedroom detached bungalow arranged entirely on one level. Centred around a generous open-plan kitchen, dining and living space — ideal for entertaining and everyday living. The principal bedroom benefits from an en-suite shower room with two further double bedrooms served by a contemporary family bathroom.

- ◆ OPEN-PLAN KITCHEN / DINING / LIVING ROOM
- ◆ PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- ◆ TWO FURTHER DOUBLE BEDROOMS
- ◆ UTILITY ROOM & SPACIOUS RECEPTION HALL
- ◆ SOLAR PV PANELS · BATTERY STORAGE · EPC A

Ground Floor

Approx. 147.5 sq. metres (1587.7 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

PLOT 2 · MIDDLE PADDOCK

3-BED BUNGALOW

1,695
SQ FT

3
BEDROOMS

1
EN SUITE

GUIDE PRICE

£795,000

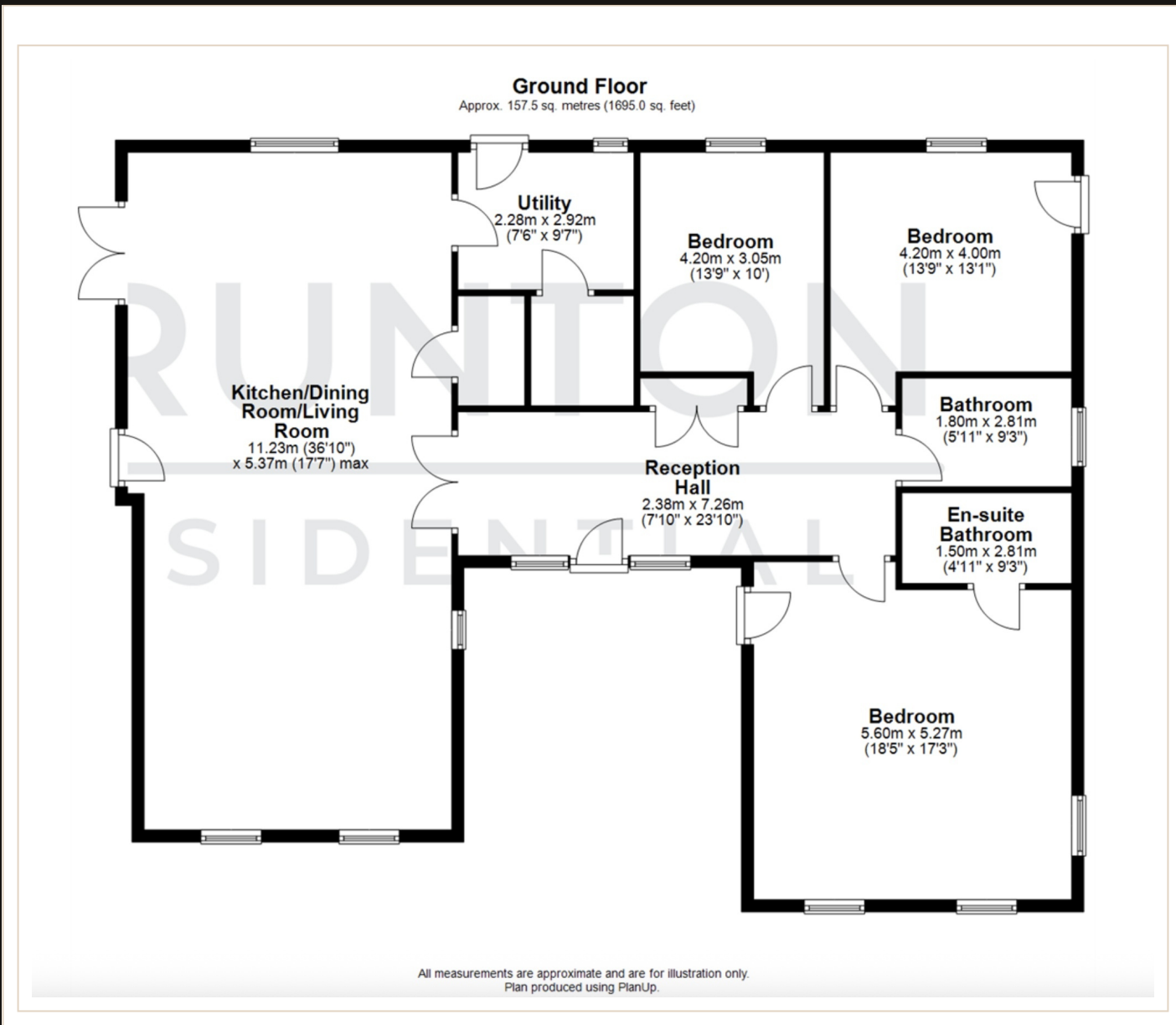
PASSIVHAUS STANDARD*

BATTERY STORAGE · SOLAR PV · EPC RATING A

The larger of the two bungalows, extending to approximately 1,695 sq ft with an impressive sense of scale throughout. The expansive open-plan kitchen, dining and living space forms the heart of the home. Three generous double bedrooms, a large reception hall, en suite to the principal bedroom and a dedicated utility room.

- ◆ EXPANSIVE OPEN-PLAN KITCHEN / DINING / LIVING
- ◆ LARGE RECEPTION HALL
- ◆ PRINCIPAL BEDROOM WITH EN-SUITE BATHROOM
- ◆ FAMILY BATHROOM & UTILITY ROOM
- ◆ SOLAR PV PANELS · BATTERY STORAGE · EPC A







THE SPECIFICATION
KITCHEN & LIVING

Marble worktops & splashback · High-gloss
cabinetry · Neff induction hob with integrated
extractor · Neff double oven & combination
microwave

THE SPECIFICATION

CRAFTED TO PERFECTION

PASSIVHAUS STANDARD*

BATTERY STORAGE · SOLAR PV TO ALL PLOTS · EPC RATING A

KITCHEN

KITCHEN & DINING

MARBLE WORKTOPS & SPLASHBACK

HIGH-GLOSS CABINERY

NEFF INDUCTION HOB WITH INTEGRATED EXTRACTOR

NEFF DOUBLE OVEN & COMBINATION MICROWAVE

INTEGRATED APPLIANCES THROUGHOUT

SEPARATE UTILITY ROOM

BATHROOMS

BATHROOMS & EN SUITES

RAINFALL SHOWER HEADS

HEATED TOWEL RAILS

UNDERFLOOR HEATING TO GROUND FLOOR

PREMIUM SANITARYWARE

RECESSED CEILING SPOTLIGHTS

INTERIORS

INTERIORS & FINISH

LVT FLOORING THROUGHOUT

LED FEATURE LIGHTING THROUGHOUT

MVHR SYSTEM (HIGH PADDOCK ONLY)

CAT 6 DATA CABLING

SMART HOME CAPABILITY

AIR SOURCE HEAT PUMP

EV CHARGING POINT

HIGH-SPEED BROADBAND READY

EXTERIOR

EXTERNAL & GARDENS

NATURAL COURSED SANDSTONE

WELSH SLATE ROOF

SOLAR PV PANELS TO ALL PLOTS

BATTERY STORAGE TO ALL PLOTS

ICF CONSTRUCTION*

LANDSCAPED WRAPAROUND GARDENS

DETACHED GARAGE TO EACH PLOT

BLOCK-PAVED DRIVEWAYS

EXTERNAL LIGHTING & POWER

*Superstructure built with Passivhaus standard ICF materials

◆
*An exclusive collection of three
outstanding modern homes*

REGISTER YOUR INTEREST

01434 505 008

info@bruntonresidential.co.uk

SOLD BY

BRUNTON
RESIDENTIAL

DEVELOPED BY

 **wannop**