



A stunning selection of 4 bedroom detached properties  
in the heart of Northumberland.



*Love where you live*

# WELCOME TO CARTER DENE



## HOMES FOR LIFE

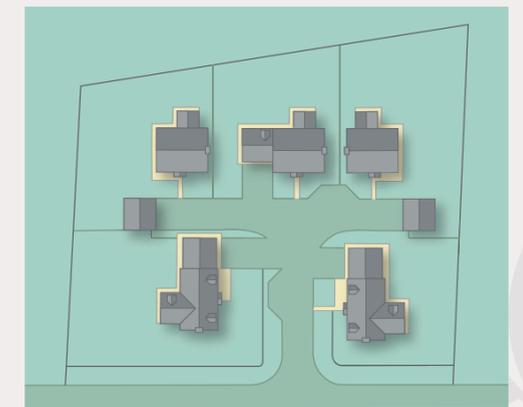
**Nestled in the charming village of Lesbury, close to Alnwick and just minutes from the coast, Carter Dene is set back off the Longhoughton Road in a private cul de sac.**

Each of the traditional style stone built, slate roof homes enjoy uninterrupted views of the surrounding idyllic countryside. They are finished to the most luxurious standard and have been designed for modern life, filled with natural light and offering practical, sustainable features.

## PERFECTLY LOCATED

**The position of Carter Dene is truly unique. Each home comes with a beautifully finished and landscaped garden, driveway and garage.**

To ensure you make the most of these wonderful settings, access to the outdoor space is through timber bi-fold doors to the rear reception room allowing you views out to the wonderful garden and sweeping vista of the Northumberland countryside, an area of outstanding natural beauty.





Welcome to  
**NORTHUMBERLAND**

With more than 30 miles of beaches that host cosy seaside towns and villages, Northumberland's coastline is one of the most spectacular in England. Further in-land, the lush rolling countryside is home to more than 600 miles of trails, tracks and routes that wind through the picturesque scenery.

The fabulous Northumberland coastal villages of Alnmouth and Warkworth are both just a few miles away from Carter Dene and offer all the delights of coastal living with award winning cafes, pubs, restaurants and retailers.



**ATTRACTIONS**

From the world famous Hadrian's Wall to the historic castles that line the shores, there are plenty of attractions to keep the whole family satisfied in all weather conditions. Take a trip across to Holy Island, head for the hills of the Cheviots or enjoy a relaxing stroll through Alnwick Gardens.



**ACTIVE LIFESTYLES**

Northumberland's spacious landscapes are enough to keep even the most adventurous people spoilt for choice.

Cycle one of several long distance trails that take you whizzing past the most iconic landmarks, rock climb your way through the National Park or dip your toes into kite surfing & body boarding along a sandy backdrop.

And if night time is more your thing, Northumberland's International Dark Sky Park is Europe's largest area of protected night sky. Watch the meteor showers rain down or revel in the beauty of the Aurora Borealis - the best place to view them in England.



**LAND OF CASTLES**

With over 70 castles, Northumberland is the land of historic buildings and has more than any other county in England. Warkworth, Alnwick and Bamburgh, three of the most beautiful, are right on your doorstep.





# Welcome to LESBURY

The village of Lesbury is steeped in history and is one of the most picturesque traditional villages in Northumberland, situated in an area of outstanding natural beauty. Stretches of sandy beaches are just a few miles away, whilst inland there are breathtaking countryside views.



## SCHOOLS

The local schools are small and friendly. Hipsburn Primary School is closest and has an excellent reputation with an 'Outstanding' Ofsted rating. Older children attend the senior school in Alnwick, The Duchess's Community High School. For younger children there are several pre-schools in neighbouring villages.



## VILLAGE AMENITIES

In the village there is a friendly village store, 'The Coach Inn' public house, St Mary's Church and Grade II Listed village hall. Sports fans have bowling, cricket and football clubs and famous golf links at both Alnmouth and Foxton.



## TRANSPORT LINKS

Live in a fabulous country setting yet with great transport links on your doorstep. With the A1 north and south a few minutes drive and direct rail links from Alnmouth station to Edinburgh, Newcastle and London, you can easily take a break from the quiet setting of village life for the hustle and bustle of city streets.

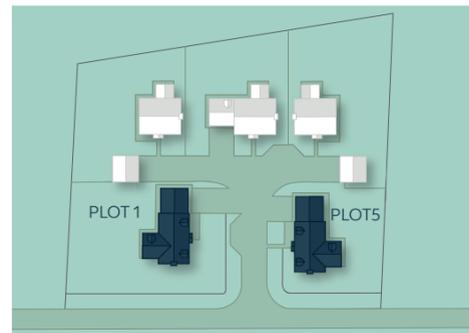


*Love where you live*

# Welcome to THE ROCHESTER

The Rochester has a very generous footprint of nearly 200 square metres with 4 double bedrooms and integral double garage.

The stunning lounge and a perfectly sized study both lead off the spacious entrance hall. The first of the four double bedrooms is also downstairs, complete with en-suite shower room. The magnificent kitchen – dining – family room is at the rear of the house and has large bi-fold doors to maximise the light and truly bring the outside in. There is also access to a separate utility room. Upstairs opens into three large double bedrooms and a family bathroom. The master suite extends to offer a fully fitted dressing area and spacious en-suite.



# PLOT 1

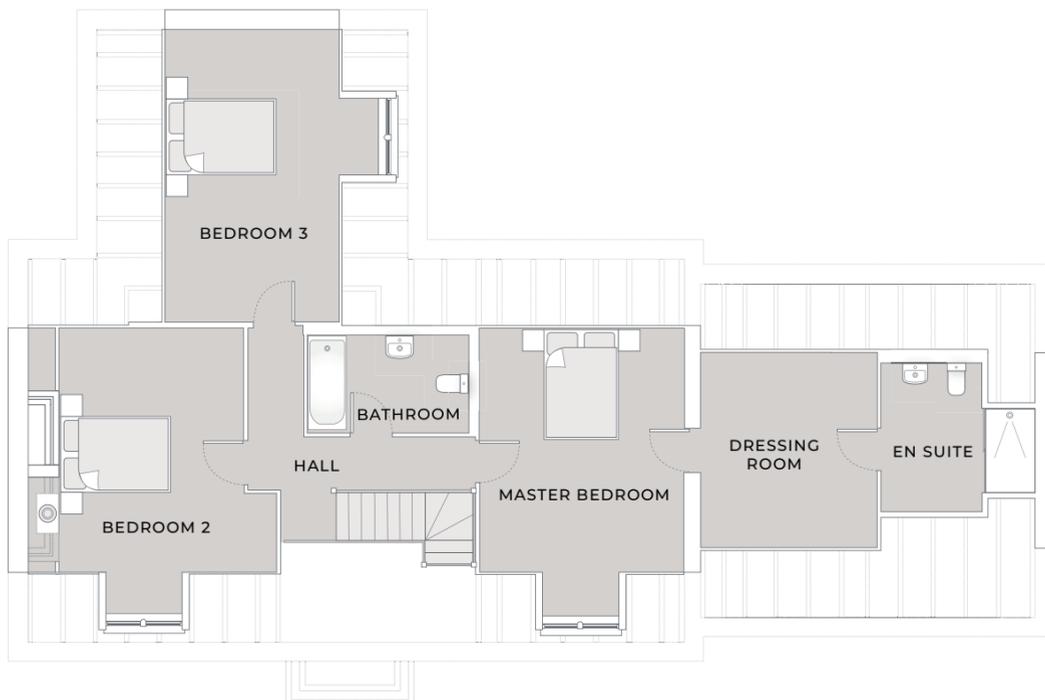
## GROUND FLOOR

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Living Room	4.69M X 3.40M	16.8
Study	2.68M X 2.59M	6.97
Kitchen / Dining / Family Room	6.27M X 5.65M	33.7
Bedroom 4	4.02M X 2.94M	12.7
Garage	6.03M X 6.11M	36.9



## FIRST FLOOR

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Master Bedroom	4.40M X 3.72M	17.4
Bedroom 2	4.42M X 3.44M	16
Bedroom 3	5.28M X 3.18M	17.8
Bathroom	1.78M X 2.90M	5.1



# PLOT 5

## GROUND FLOOR

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Living Room	4.69M X 3.40M	16.8
Study	2.68M X 2.59M	6.97
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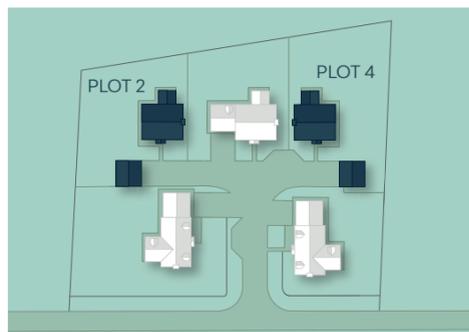


*Love where you live*

# Welcome to THE CHESTERWOOD

The Chesterwood is a charming family home with a layout that gives you the flexibility to suit your lifestyle.

The kitchen-diner leads off the hall and is truly the heart of the home, situated to the rear of the house and leading to a garden room complete with full width bi-fold doors that open onto the garden. The 2 other reception rooms include a lounge and multipurpose room, perhaps a dining room or a study, cinema or play room. Upstairs there are 3 generously sized double bedrooms plus a family bathroom and located at the back of the house for added peace and relaxation, a master bedroom with en-suite.



## PLOT 2

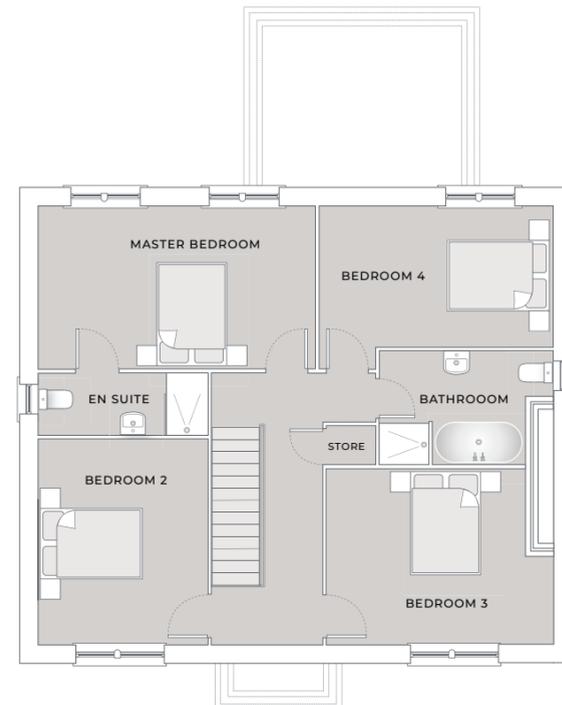
### GROUND FLOOR

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Living Room	5.12M X 3.48M	18.8
Dining Room	3.45M X 3.24M	11.2
Kitchen / Dining	3.20M X 10.04M	32.1
Garden Room	3.49M X 3.85M	13.4



### FIRST FLOOR

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Master Bedroom	3.14M X 5.40M	16.9
Bedroom 2	3.95M X 3.29M	13
Bedroom 3	3.38M X 3.86M	13.9
Bedroom 4	2.71M X 4.55M	12.8
Bathroom	2.19M X 2.82M	6.7



## PLOT 4

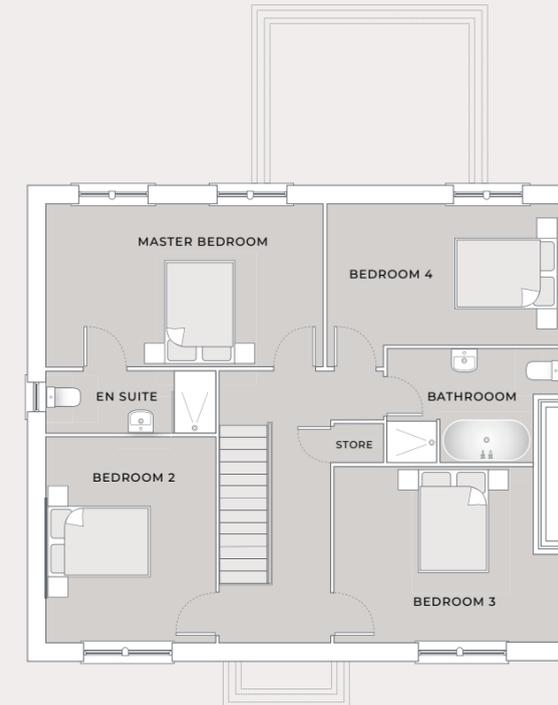
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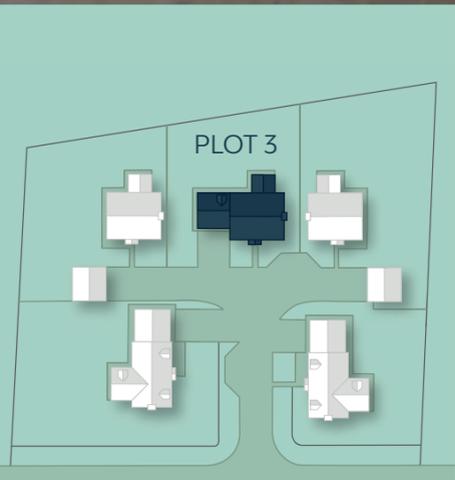
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Bathroom	2.19M X 2.82M	6.7





## THE CHESTERWOOD DELUXE

The Chesterwood Deluxe is a superb 4 bedroom property that has been well designed with the modern family in mind.

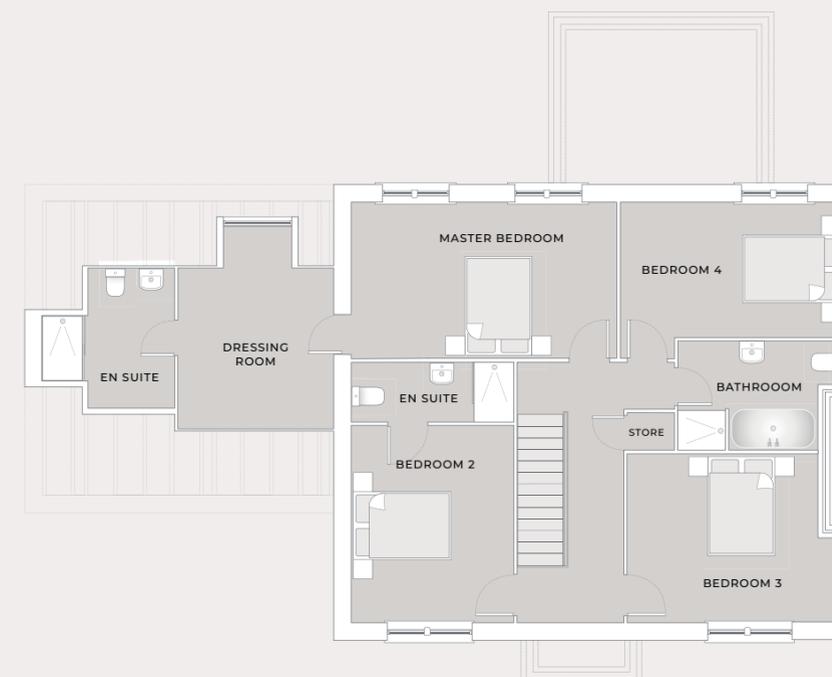
The ground floor consists of a kitchen-diner running the full width of the house that leads to a garden room with bi-fold doors opening out into the large countryside garden. An extra reception/dining room, lounge and attached double garage with electric doors complete the downstairs floorplan. Upstairs to the rear of the property is a luxurious master bedroom with a stylish en-suite and dressing area, whilst bedroom 2 boasts its own en-suite with the further 2 double bedrooms served by a family bathroom.



### PLOT 3

#### GROUND FLOOR

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Living Room	5.12M X 3.48M	18.8
Dining Room	3.45M X 3.24M	11.2
Dining / Kitchen	3.20M X 10.04M	32.1
Garden Room	3.49M X 3.85M	13.4
Garage	5.92M X 5.95M	35.2



#### FIRST FLOOR

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)
Master Bedroom	3.14M X 5.40M	16.9
Bedroom 2	3.95M X 3.29M	13
Bedroom 3	3.38M X 3.86M	13.9
Bedroom 4	2.71M X 4.55M	12.8
Bathroom	2.19M X 2.82M	6.7

# Luxury SPECIFICATIONS

It's the attention to detail that makes a new house feel like a home from the moment you move in... the position of a light switch, the location of a power socket or the uninterrupted view of the garden from your favourite chair. The specification at Carter Dene includes it all.

From the satin nickel finish of the light switches, to the state of the art data cabling and installation of the latest detection and security systems, at Bondgate Homes, we believe we have thought of everything! There's also a whole host of luxurious extras on offer such as flooring, curtain poles and window treatments that means moving in is seamless.

At Carter Dene, each house is built in stone from the nearby Darney Quarry. Our oak internal doors and staircase are hand finished, whilst externally, paving is York stone. Each of our fabulous properties has been lovingly built by a dedicated team of craftsmen.



## PREMIUM KITCHENS



**Pol Kefton designer kitchens with worktops in Silestone.**

Our kitchens have a multi-purpose space used for socialising and relaxing as well as preparing and eating meals. Working with local designers, Bondgate Homes have considered every detail in our beautiful kitchens, from the full range of integrated Siemens appliances to the separate utility rooms and bi-fold doors.

## BATHROOM HAVENS



**Design inspiration for the bathrooms and en-suites at Carter Dene has come from local supplier Morpeth Bathrooms, with Villeroy & Boch sanitaryware.**

Wall hung toilets and vanity units for storage in every bathroom create a premium finish, while clean lines and soft tones from the contemporary wall and floor tiles complete the look. Heated towel rails are fitted as standard and underfloor heating adds to the truly luxurious feel.

## LUXURY INTERIORS



**Our home design has made the very best of the space and allows you to adapt and use it just the way you want.**

Formal Lounge or Family Hobby Room. Home Office or Playroom. Teenager Annexe or Guest Suite. Each of our spaces and four double bedrooms are generous enough to be utilised in a number of ways. Large windows let in lots of natural light making spaces large, airy and a pleasure to be in.



*Get in touch*

For more details or to make an appointment  
call **0191 691 2298**

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# CARTER DENE

## PRICE LIST

Prices from  
**£610,000**



### PLOT 1

*The Rochester / 198m<sup>2</sup>*

3 reception rooms | utility room | 4 double bedrooms | 2 en-suites | family bathroom | downstairs WC | integral double garage



### PLOT 2

*The Chesterwood / 183m<sup>2</sup>*

3 reception rooms including garden room | utility room | 4 double bedrooms | en-suite to master bedroom | family bathroom | downstairs WC | detached double garage



### PLOT 3

*The Chesterwood Deluxe / 202m<sup>2</sup>*

3 reception rooms including garden room | utility room | 4 double bedrooms | 2 en-suites | dressing room to master bedroom | family bathroom | downstairs WC | integral double garage



### PLOT 4

*The Chesterwood / 183m<sup>2</sup>*

3 reception rooms including garden room | utility room | 4 double bedrooms | en-suite to master bedroom | family bathroom | downstairs WC | detached double garage



### PLOT 5

*The Rochester / 198m<sup>2</sup>*

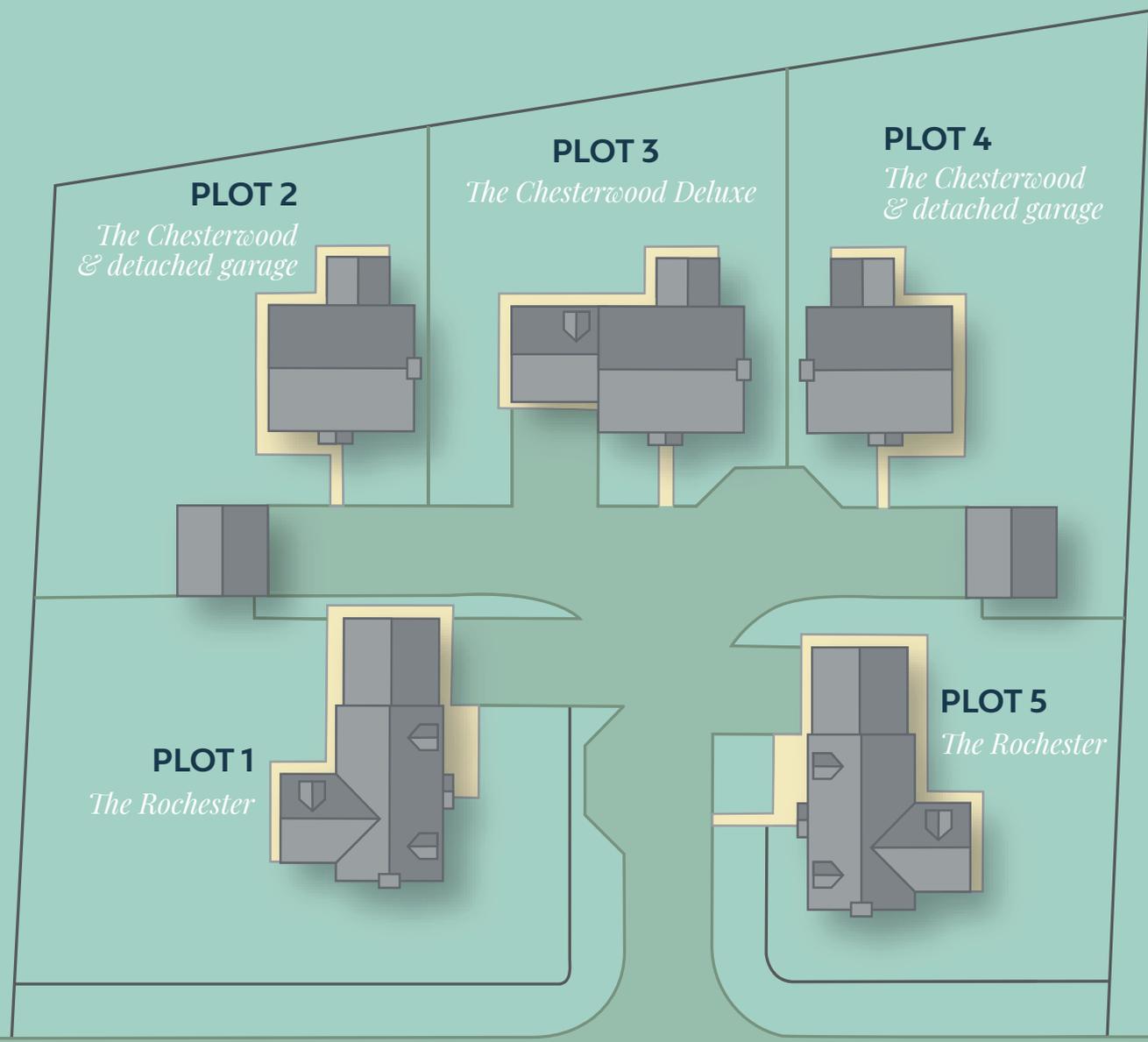
3 reception rooms | utility room | 4 double bedrooms | 2 en-suites | family bathroom | downstairs WC | integral double garage





# CARTER DENE

## S I T E P L A N



**PLOT 2**  
*The Chesterwood  
& detached garage*

**PLOT 3**  
*The Chesterwood Deluxe*

**PLOT 4**  
*The Chesterwood  
& detached garage*

**PLOT 1**  
*The Rochester*

**PLOT 5**  
*The Rochester*

LONGHOUGHTON RD

TO LESBURY →



# CARTER DENE

## STANDARD SPECIFICATION

### EXTERNAL FEATURES

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Traditional stone and slate built  
Electrically controlled garage doors  
Turf to front and rear gardens  
York stone paving to pathways and patio area  
External water tap  
Block paved driveways

### INTERIOR FEATURES

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Cottage Oak internal doors with chrome ironmongery  
Double glazed traditional timber windows  
Staircase with solid oak bullnose, balustrade and handrails  
Bi-fold doors from Garden Room

### KITCHEN

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Pol Kefton designed kitchens with units in a choice of door fronts (dependant on time of reservation)  
Silestone worktops  
Integrated oven, hob and extractor fan  
Integrated dishwasher and microwave  
Integrated wine cooler  
Integrated fridge-freezer

### BATHROOMS & EN SUITES

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Designer bathrooms by Morpeth Bathrooms  
Villeroy and Boch sanitaryware  
Rain shower heads and luxury fittings  
Vanity units  
Choice of wall and floor tiling (dependant on time of reservation)  
Fitted mirrors  
Heated towel rails  
LED downlighters

### UTILITY ROOM

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Integrated units in a choice of door fronts (dependant on time of reservation)  
Sink  
Space and plumbing for washer and dryer

### SECURITY

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External security lighting to front and rear  
Security Alarm  
Mains fed smoke and heat detectors  
10 year structural warranty with Premier Guarantee

### HOME ENTERTAINMENT & COMMUNICATIONS

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TV points and BT points to lounge, living room and bedrooms  
Cat 5 data cabling

### HEATING & ELECTRICAL

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Gas fired central heating  
Underfloor heating to bathrooms  
LED downlighters or feature pendants in selected locations  
Satin nickel finished light switches, power sockets and media plates throughout

**A range of optional extras including built-in wardrobes, flooring, curtain poles, window dressings and stoves are available to make your move in as simple as possible. Please ask for further details.**



[bondgatehomes.co.uk](http://bondgatehomes.co.uk)