

The background is a solid teal color with a subtle, fine-grained texture. In the upper left, there are silhouettes of three birds in flight. Below them, a large, dark teal silhouette of coastal vegetation, possibly reeds or grasses, extends across the middle of the page. In the center, a white double-line rectangular border frames a coastal scene. This scene includes silhouettes of a house with a chimney, a smaller building, and a sailboat on the water. The text 'THE KILNS' is overlaid on this scene in a large, white, sans-serif font.

THE KILNS

BEADNELL

A selection of 2, 3 & 4 bedroom luxury coastal homes



THE KILNS

BEADNELL



A selection of 2, 3 & 4 bedroom luxury coastal homes

The background is a solid teal color. A white square frame is centered on the page. Inside the frame, there is a dark teal illustration of a coastal scene. On the left, there are palm fronds. In the center, there is a silhouette of a large building with a gabled roof. To the right, there is a sailboat on the water. In the sky, there are three birds in flight. The text 'THE KILNS' is written in large, white, sans-serif capital letters across the middle of the illustration. Below it, 'BEADNELL' is written in smaller, white, sans-serif capital letters.

THE KILNS

BEADNELL

A selection of 2, 3 & 4 bedroom luxury coastal homes

The sea, once
it casts its spell,
holds one in its net
of wonder forever.

Jacques Yves Cousteau

THE KILNS

BEADNELL



Contents

Welcome

Glorious Northumberland Page 06

Find yourself in Beadnell Page 08

Time to work, rest and play Page 10

It's the place for foodies,
browsers and bookworms! Page 12

Steeped in history Page 14

The Collection Page 16

The Oswald Page 25

The Edwin Page 27

The Ebba Page 29

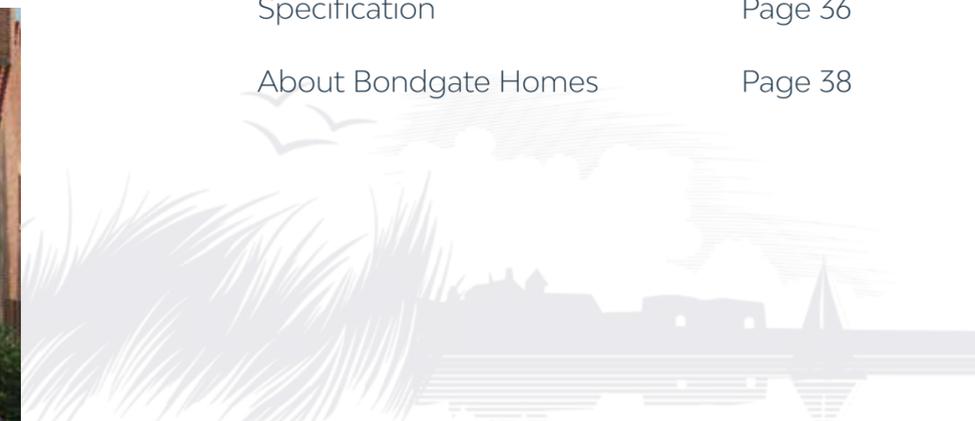
The Fenwick Page 31

The Bede Page 33

The Coquet Page 35

Specification Page 36

About Bondgate Homes Page 38





THE KILNS
BEADNELL



Glorious Northumberland

The county of kings, castles and coastline



Berwick upon Tweed



Craster Harbour



Bamburgh Castle

With more castles than any other county in England, Northumberland is a fascinating place, deep rooted in history.

From the ancient walled border town of Berwick upon Tweed, the Gold Tier dark skies of Kielder deep in the National Park, ancient Roman towns and villages dotted along Hadrian's Wall and not forgetting the home of Hogwarts, Alnwick Castle in the historic market town.

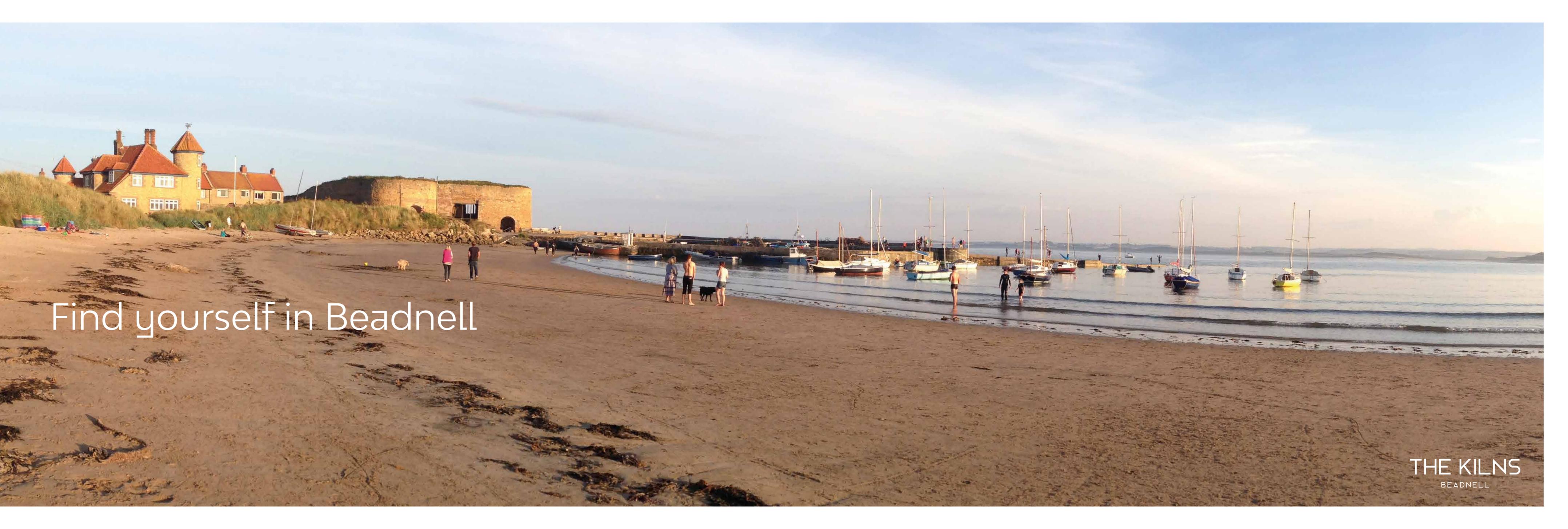
A rich and varied heritage of art, music, and artisans allows for some of the country's finest food producers, most creative of chefs and most passionate creators offering market produce, exciting eateries and unique shopping.

It's also a magnificent coastal county too, with 39 miles of unspoilt coast designated an Area of Outstanding Natural Beauty. The charming villages and towns offer dotted along the coast offer the very best for those looking to take life at a gentler pace surrounded by spectacular views, amazing wildlife, unspoilt beaches and stunning walking and cycling routes.

With great access north and south via road and rail, Northumberland is the perfect place to live.

THE KILNS

BEADNELL



Find yourself in Beadnell

THE KILNS
BEADNELL



Time to work, rest and play



Beadnell has long been an inspirational place to visit and a popular coastal retreat for many.

The village today has a unique charm with villagers and visitors alike drinking in the sea air, the stunning beach and dunes and a relaxed pace of life.

The opportunity to live in this stunning part of the world is rare and so we are delighted to be able to offer this collection of homes as primary residences in the heart of the village.

In the village itself, there is a small general store and Post Office.

Just a couple of miles away is Seahouses there all the amenities you will need::

- Shopping - with traditional butchers, bakers and delis selling home-made and locally sourced produce.
- Schools: Seahouses Primary School most recently receiving a Good Ofsted rating.
- Places of worship
- Leisure and sports facilities

And if you need to go further afield? The Kilns is only 6 miles to the A1 north and south and 14 miles to Alnmouth rail station for all East Coast Line destinations.

What a perfect location!



Beadnell Harbour



Regionwide cycle routes

The beautiful coastal village of Beadnell is set at the end of a glorious 2 mile stretch of beach known as Beadnell Bay, within the Northumberland Coast Area of Outstanding Natural Beauty. It boasts the only west-facing harbour entrance on the East coast, making it a magical place to watch the sun set.

The long stretch of sand is also part of the North Northumberland Heritage Coast and is recognised for its clean water with a beach perfect for surfing, kite surfing, wind surfing, sailing and scuba diving.

And if you enjoy the simplicity of just walking, there are dozens of routes along the beautiful coastline that nearly always take you past a delightful refreshment stop before home!



St Ebbas Church



Coastal activities

THE KILNS

BEADNELL



Golf courses at Seahouses and Bamburgh



Outstanding schools



Seahouses Leisure Centre

Foodie Heaven! Pubs, restaurants & the local chippy



Craster Arms - Beadnell



Salt Water Cafe - Beadnell

Living at The Kilns and eating out in style, will go hand in hand - whether you want a quick coffee and cake, an evening at a friendly local pub or dining out somewhere a little bit special.

Northumberland has a fabulous reputation for having some of the country's most passionate and dedicated food producers and chefs. Enjoy some of the best local restaurants, bars and cafes including Beadnell's Salt Water Café with outdoor tables to sit and watch the world go by; The Beadnell Tower Hotel a historic, Grade II listed building, dating back to the 18th century with bar, lounge and kitchen and The Craster Arms which dates from the 15th century and incorporates a 3 storey Pele Tower. All just a short stroll from The Kilns.

A little further afield in Seahouses, Alnwick or Morpeth, you really are spoiled for choice. There is so much to discover for the serious foodie!

Shopping for essentials is easy in the village store or in Seahouses.

And for all of life's necessities most of the big supermarkets have stores including, Morrisons, Sainsbury's and Marks & Spencer Simply Food.

THE KILNS
BEADNELL



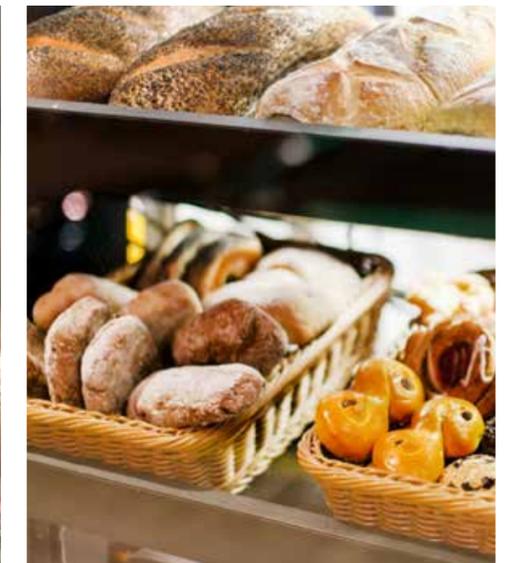
Choose from The Towers Hotel and Restaurant or the Craster Arms - Beadnell



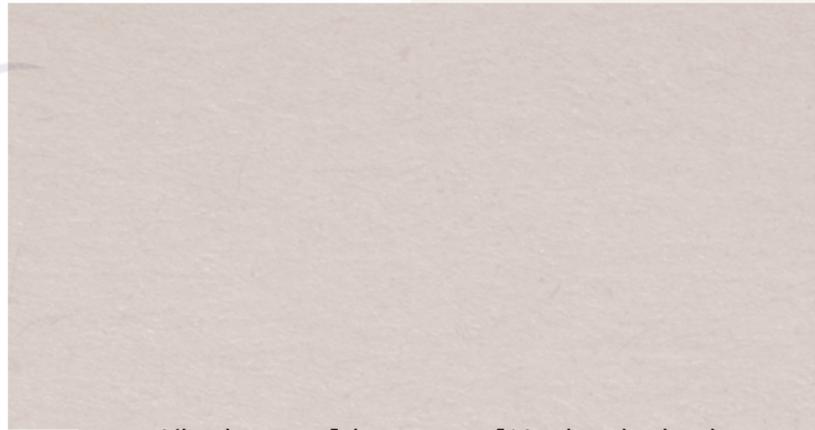
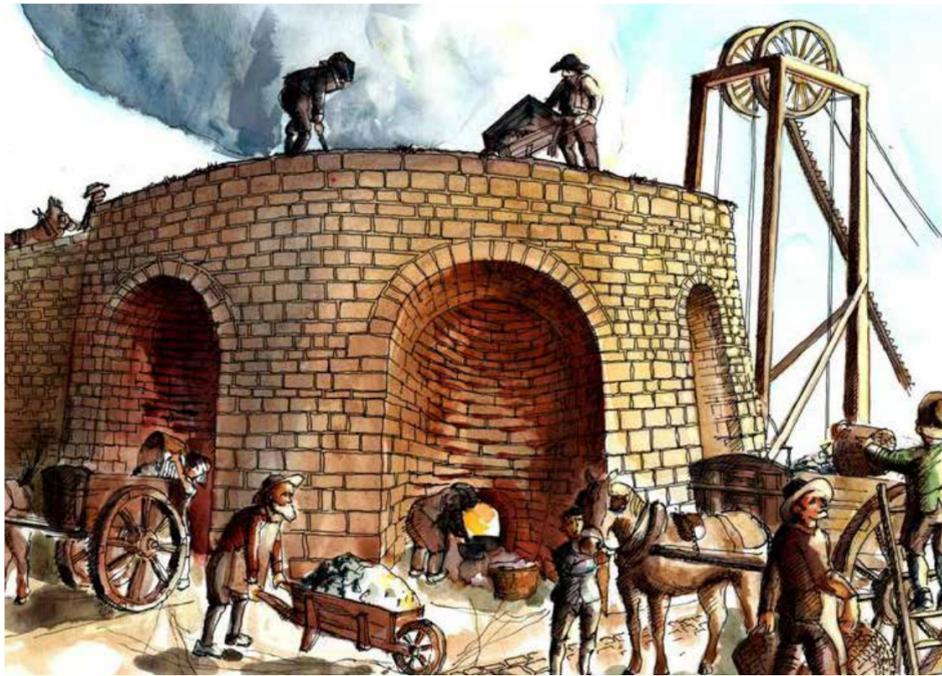
Local Stores at Beadnell & Seahouses



The Pizza Box Beadnell



A place with an historic past

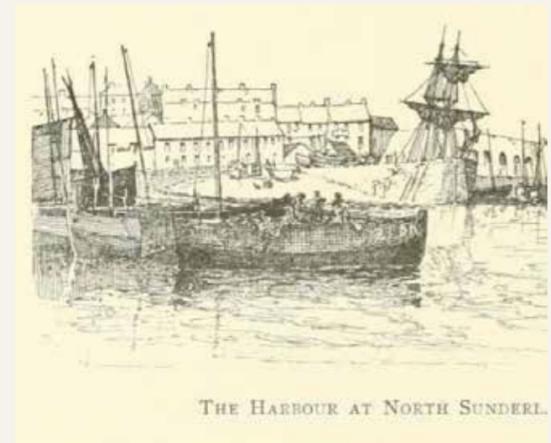
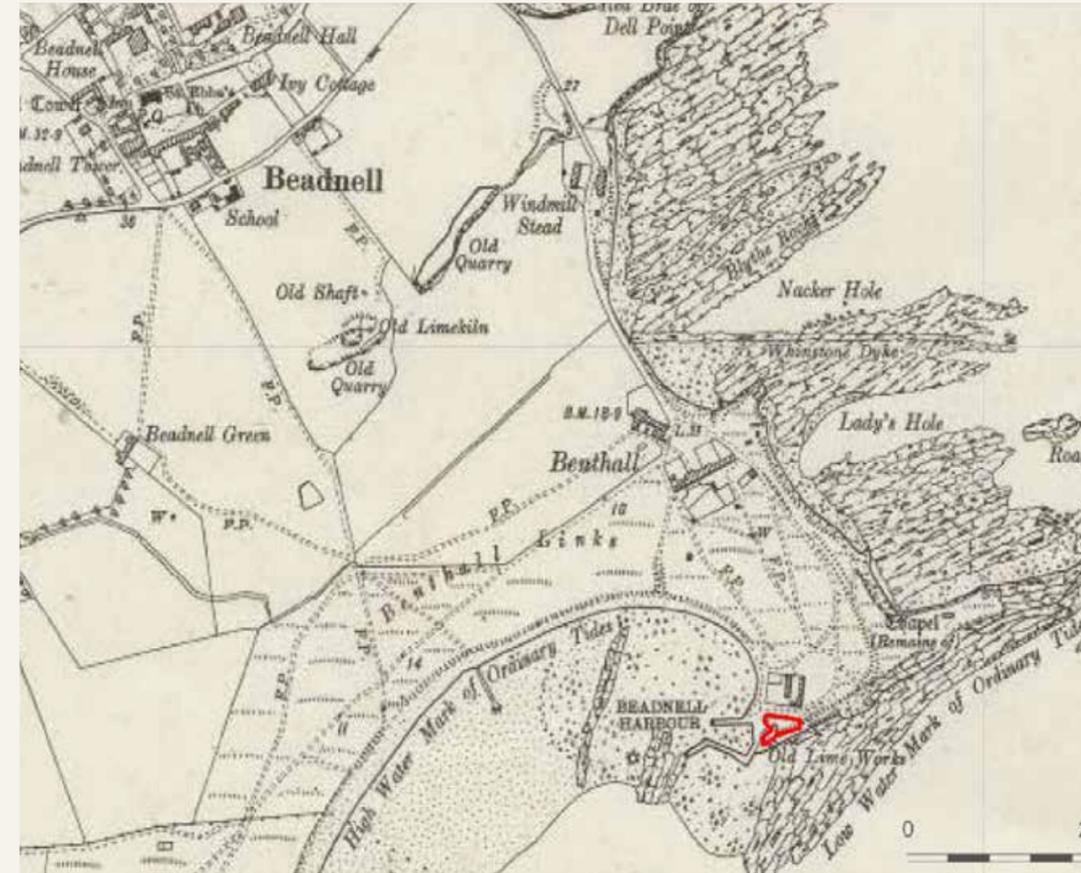


Like the rest of the county of Northumberland, Beadnell has a fascinating history. One of the first references is that in the 7th century, King Oswald of Northumbria built a chapel here for his sister St Ebba, the Abbess of Coldingham.

Today, the historic village church is also dedicated to St Ebba having thought to have replaced the chapel in 1740 and later rebuilt in the mid nineteenth century.

To the east of Beadnell harbour are 3 lime kilns, the earliest of which was built in 1789. Here, limestone was burnt using local coal to make quicklime, a component in building mortar and for use as a fertilizer. Much of Beadnell's lime was transported by ship for use in Scotland. However, by 1822, the kilns became uneconomic and were taken over by local fisherman for curing herring. Today, the limekilns are Grade II listed and used to store lobster pots.

With a tranquil East coast location, Beadnell Bay was a potential landing site for a German invasion force during World War II - especially after the invasion of Norway in 1940. Like the rest of the East coast, it was defended by a 'coastal crust' which included pillboxes, concrete anti-tank blocks and trenches.



THE KILNS BEADNELL

Few pill boxes survive but one remains in Beadnell. Once manned by up to 6 soldiers, it has the name 'Farne Hotel' scratched over the door - a well-known watering hole in nearby Seahouses!

A series of anti-tank blocks, some in situ and others likely moved, still form a line down the beaches next to Beadnell.

All of this easily comes to life when taking an evening stroll with the sounds of the waves and birds and the bustle of the fishermen getting ready.

THE KILNS

BEADNELL

The collection...



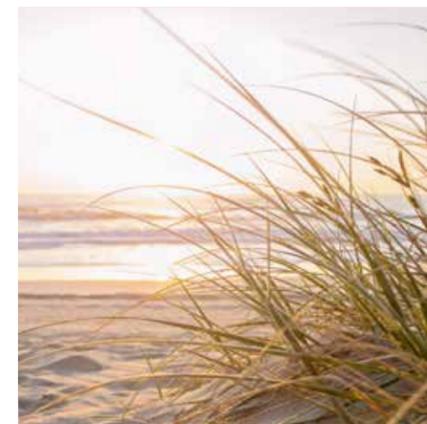
Homes at The Kilns have been specifically designed to be spacious and welcoming and complement the variety of existing architecture in the village and community spaces.

The house sizes and their placement have been carefully selected to take advantage of the unique location. The village centre and spectacular coastline are both just a short stroll away.

At Bondgate Homes, we pride ourselves in using traditional materials and trades wherever possible.

The clever mix of distinctive brick and stone from Hexham's Darney Quarry gives a charming and very traditional look to the exterior of the development. The interior of each home has been created to meticulous standards offering our quality guarantee for the latest in kitchen design and décor as well as luxury fittings, contemporary bathrooms and up to date building techniques.

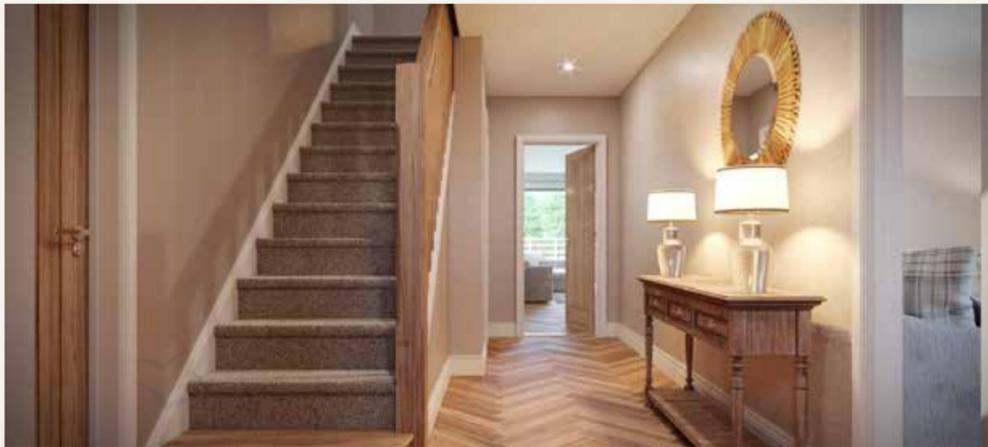
Each of the 45 homes has a landscaped front lawn and rear garden and benefits from a private driveway. Four of our house types also have a single garage.





THE KILNS
BEADNELL

Interiors have been designed blending traditional features such as oak doors and staircase accents with a specification for life today like underfloor heating throughout the downstairs, pre-installed media outlet points and clean intelligent heating using heat from a renewable source.



THE KILNS
BEADNELL

THE KILNS

BEADNELL



BEADNELL STORE AND FISH SHOP

CRASTER ARMS

SALT ROCK CAFE

CHURCH OF ST EBBA

BEADNELL TOWERS HOTEL

THE KILNS

CAR PARK AND ACTIVITY HIRE

EBBS NOOK

HISTORIC KILNS

BEADNELL BEACH



There is a total of 45 houses at The Kilns with a choice of 6 designs ranging from large 3 and 4 bed detached 2-storey homes to semi-detached dormer bungalows perfect for smaller families or those looking to downsize.

Bondgate Homes are keen to ensure that none of Northumberland's beautiful rural villages are spoiled with traffic and over-use of cars. Consequently, entrance to The Kilns is from Swinhoe Road just outside the village - meaning you are at the heart of things without increasing village traffic.

And of course, once at home, you will enjoy the village's quiet pace of life since all of Beadnell's amenities - the village, the harbour and the magnificent beach are all easily reached by a gentle stroll.



The Oswald

A magnificent double fronted 4 bedroom detached executive home with detached single garage



THE KILNS
BEADNELL

The central entrance hallway leads to a spacious living room and separate home office both looking over the front of the property. To the rear, an open plan kitchen, dining and family space spans the full width of the house and benefits from contemporary bi-folding doors from the airy garden room leading to the garden providing a flexible indoor-outdoor living space. The kitchen includes fully integrated appliances.

Additional practical features on the ground floor include a separate cloakroom and separate utility room plumbed for washing machine giving access to the garden and garage.

The first floor boasts the master bedroom complete with en-suite shower room. The open landing leads to three further double bedrooms served by a generous family bathroom.



THE OSWALD - 161SQM / 1,733SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Living	5.3m x 3.6m	18.5	199
Office	3.4m x 3.2m	11	118
Living/Kitchen/Dining	6.6m x 9.4m	43.1	464
Master Bedroom	3.9m x 3.3m	12.8	138
Bedroom 2	3.1m x 4.5m	14	151
Bedroom 3	2.8m x 4.8m	13.7	147
Bedroom 4	3.2m x 3.2m	11	118



The Oswald
4 Bed detached house
Detached single garage

The Edwin

A contemporary designed 4-bedroom detached family home with integral single garage



THE KILNS
BEADNELL

The four-bedroom detached Edwin offers practical space for family life combined with a thoughtful and stunning design. The large family space boasts an open plan kitchen with fully integrated appliances, dining area and living space with access to the rear garden through bi-folding doors. A well-proportioned separate living room, cloakroom and integral garage make up the rest of the well-designed ground floor.

Upstairs there is a spacious en-suite master bedroom. Leading from the landing are a further two double bedrooms and one smaller room that could be a single bedroom, home office or hobby room. There is also a large family bathroom with walk-in shower.

GROUND FLOOR



FIRST FLOOR



THE EDWIN - 147.2SQM / 1,584SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Living	5.4m x 3.3m	18.2	196
Living/Kitchen/Dining	6.2m x 8.7m	39.6	426
Garage	6m x 3m	18.4	198
Master Bedroom	5.1m x 3.2m	17.3	186
Bedroom 2	5.1m x 3m	15.4	166
Bedroom 3	3.8m x 3.3m	12.7	137
Bedroom 4	2.7m x 2.4m	6.5	70



The Edwin
4 Bed detached house
Detached single garage

The Ebba

A spacious 3-bedroom detached home with detached single garage



THE KILNS
BEADNELL

With a flexible layout to appeal to all, the design of the 3-bedroom home Ebba creates a truly unique living space. On entering the airy hallway, there is a useful under stairs storage cupboard and cloakroom/WC. The light and elegant lounge includes a dual aspect outlook to the front and rear with the added benefit of French doors leading to the garden.

The open-plan kitchen with fully integrated appliances and family dining space, span the length of the home with bi-fold doors opening onto the rear of the property, providing contemporary living.

Leading from the kitchen, a separate utility room with plumbing for a washing machine provides practical access to the garden.

On the first floor is an impressive master bedroom with en-suite shower room along with a further two double bedrooms, a family bathroom and home office.

GROUND FLOOR



FIRST FLOOR



THE EBBA - 132.85SQM / 1,429SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Living/Sitting	7m x 3m	21.3	229
Kitchen/Dining/Snug	10.5m x 3.8m	35.5	382
Office	1.8m x 2.3m	4.1	44
Master Bedroom	4m x 3.2m	12.8	138
Bedroom 2	3.4m x 3m	11.3	122
Bedroom 3	2.9m x 3m	10.1	109



The Ebba
3 Bed detached house
Detached single garage

The Fenwick

A delightful 3-bedroom detached dormer bungalow with detached single garage



THE KILNS
BEADNELL

A light and bright entrance hallway with under stairs storage, leads to a full-length open plan living, kitchen and dining family space. The kitchen is fully fitted with integrated appliances. Completing the ground floor is a spacious double bedroom with views over the rear garden and an en-suite shower room.

Upstairs, a luxurious master bedroom to the front of the property and a further spacious double bedroom to the rear are both served by a generous family bathroom.

The Fenwick is a thoughtfully designed dormer bungalow, full of character and natural light flooding in from the Velux windows. With a downstairs bedroom this is very much a forever home and will appeal to downsizers, families and couples alike.

GROUND FLOOR



FIRST FLOOR



THE FENWICK – 107.9SQM / 1,161SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Kitchen/Dining	3.6m x 4.3m	15.6	168
Living	4.1m x 4.3m	17.4	187
Master Bedroom	4.1m x 4.4m	15.2	164
Bedroom 2	3.3m x 4.3m	14.2	153
Bedroom 3	2.6m x 5.7m	16	172



The Bede

A charming 2-bedroom semi-detached or terraced dormer bungalow with block paved driveway and private parking



THE KILNS
BEADNELL

The Bede provides contemporary living mixed with the character of a village style dormer bungalow. Downstairs there is a generous open-plan family room incorporating a fully fitted kitchen with integrated appliances, dining and living area spanning the length of the house. French doors allow direct access to the garden.

Leading off the spacious hallway is a well-proportioned downstairs bedroom as well as a fully fitted shower room and practical storage cupboard. Upstairs, an open landing leads to the principle bedroom and a luxurious family bathroom. Velux windows in the sloping ceilings provide lots of natural light.

A perfect home for a smaller family, downsizers or older couple.

GROUND FLOOR



FIRST FLOOR



THE BEDE - 87.7SQM / 944SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Living/Kitchen/Dining	7.7m x 4.3m	33.5	361
Master Bedroom	4.4m x 4.3m	20.3	219
Bedroom 2	3.2m x 3.1m	9.9	107



The Bede
A beautiful semi detached 2 bedroom dormer bungalow

The Coquet

A flexibly designed 3-bedroom semi-detached home with block paved driveway and private parking



THE KILNS
BEADNELL

The entrance hallway leads to a modern living, open-plan lounge, kitchen and dining room with French doors providing direct access to the garden. Perfect for al-fresco dining.

The fully fitted kitchen has integrated appliances and there is also a utility area and downstairs WC.

To the first floor there is a spacious master bedroom with ample storage, a stylish family bathroom and a further two bedrooms.

The Coquet is ideal for couples, downsizers or growing families.

GROUND FLOOR



FIRST FLOOR



THE COQUET - 83.4SQM / 898SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Kitchen/Dining	3.6m x 5.1m	16.7	180
Living	4.2m x 3.8m	17.9	193
Master Bedroom	3.4m x 2.8m	11.4	123
Bedroom 2	3m x 2.8m	8.8	95
Bedroom 3	2.3m x 2.2m	5.2	56



The Coquet
3 Bed semi-detached house
Private parking.

Specification

THE KILNS BEADNELL



EXTERNAL FEATURES

Stone

Our stone is from the Darney Quarry near Hexham which dates back to the early 1900's. Darney is a beautiful carboniferous sandstone known for its light gold through to blonde colouration.

Bricks

To complement the local area building, both Buff and Red bricks as well as Graphite and Olympic Red roof tiles are used in the homes at The Kilns.

Front Door and Garage Door

(If applicable)

Classic composite door in either Chartwell Green or Pigeon Blue featuring ironmongery with necessary Coastal Corrosion protection and coatings.

Timber effect up and over panelled electric door in either Chartwell Green or Pigeon Blue to match the front door.

Windows

Traditional replica timber sash windows in a PVC-U are the ideal combination to ensure the architectural style is maintained as well as being able to sustain the weather elements of a coastal home.

Gardens

Our gardens front and rear as well as the communal areas are turfed, ensuring The Kilns looks established from its inception.

INTERIOR FINISHES

All internal doors are in Somerset Oak and those leading to the garage and utility will have 30 minutes fire resistance.

Staircase

The Staircase is finished with contemporary softwood spindles, painted white with oak square newel post, capping and oak handrail.

Bi-fold doors and windows

are from the Masterframe Authentic Collection featuring replicas of timber sash windows.

All internal walls and ceilings are decorated and painted with Dulux white emulsion. All woodwork finished with Dulux white satinwood finish.

Expertly designed kitchens

All kitchens are from Howdens and feature integrated AEG appliances including Double Oven, Dishwasher, Hob, Extractor and Fridge Freezer.

Contemporary design elements include under counter LED lights plus upstands to match worktops with glass behind the cooker space.

Space for a washer and dryer is provided in utility rooms and are plumbed to allow customers to fit their own appliances. The plumbing provided for washing machines has a cold-water supply and waste.

HEATING & ELECTRICAL

Lighting

Premium chrome finished recessed ceiling down lighters to hallway, kitchen, WC, bathroom and en-suite.

White pendant fitting to rooms.

Chrome finish toggle light switches.

Chrome finish electrical sockets and isolation switches with 1 USB port per room.

Heating

The Mitsubishi Electric range of Ecodan air source pumps is one of the most advanced heating systems available for homeowners. With an A++ErP Energy Rating Label, it is the ideal clean and green intelligent heating solution.

It is certified by the Microgeneration Certification Scheme which certifies that it's an intelligent technology that produces heat from a renewable source.

Underfloor heating downstairs and bathroom, en-suites and WC. Heating from radiators upstairs.

HOME ENTERTAINMENT AND COMMUNICATIONS

Chrome media plate to lounge which includes 1 telephone point, 1 Sky plus point, 2 double sockets and 1 TV point.

TV outlet points to family room and all bedrooms

SECURITY AND SAFETY

Comprehensive burglar alarm fitted plus external wall mounted light fitting with PIR detector and dusk 'til dawn sensor to front and garage doors. An additional light is provided to the rear elevation of each property.

Smoke and Heat Detectors are mains operated and interconnected to activate simultaneously upon detection of smoke or heat.

A carbon monoxide detection system is installed in every space containing a fixed combustion appliance (except cooking appliances)

BESPOKE OPTIONS

A range of optional additions including, built in wardrobes, flooring and kitchen extras are available to allow you to finish your home in the way you want. Please ask us for further details.



Welcome to Bondgate Homes

Quality & expertise you can trust...

At Bondgate Homes we are committed to building quality homes steeped in traditional values, for people who aspire to own their dream home in locations that complement their lifestyle.

Our team is based in the beautiful North East of England and that's where we build. We choose unique locations that offer both practical and contemporary living. Our classically designed homes are built in local materials sympathetic to their surroundings that will withstand the test of time both in design and value.



With spacious layouts, carefully considered to meet the needs of family living today and attention to detail in the design and the finish, our message to our home buyers is we have lovingly created your home so that 'you love where you live'.



THE KILNS

BEADNELL



Get in touch

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

info@bondgatehomes.co.uk

The Kilns
Off Swinhoe Road
Chathill, Beadnell
Northumberland
NE67 ???

bondgatehomes.co.uk

