



*The*  
PADDOCKS  
*Acklington*

Traditionally built and set in the most Idyllic rural countryside, homes at The Paddocks are something very special indeed.

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# Welcome to The Paddocks



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A stunning selection of 2, 3 & 4 bedroom houses & bungalows set within the award winning village of Acklington.

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# Glorious Northumberland

The county of kings, castles and coastline



Warkworth Castle



Alnwick Castle



Druridge Bay



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 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 road and rail, Northumberland is the perfect place to live.

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# Acklington Village

The Paddocks is perfectly located in the centre of the peaceful village of Acklington. Just ten minutes' drive east is the idyllic Northumberland coast and the seaside towns of Amble and Warkworth.

The same distance west will take you to the A1 main route north and south towards Felton and Thirston.

Surrounded by the natural landscape including hawthorn hedgerows and age-old sycamore and ash trees, this exclusive collection of 2, 3 and 4-bedroom homes are typically Bondgate Homes.



Acklington Railway Station



Views from The Paddocks



Acklington Village



Regionwide cycle routes



Parish Church



Beautiful Coastline



Great Waking Days Out



Northumberland Country Zoo

# Village Life

Acklington village is a hidden gem surrounded by picturesque Northumberland countryside and just ten minutes' drive from the market town of Amble with local services, shops, and schools. Also close by is the stunning village of Warkworth with its Norman castle, bijoux boutiques and great eateries, pubs, and cafes.

The village is a previous winner of Northumberland Village of the Year – and it's clear to see why with the quaint parish church, train station and Morwick Dairy farm.

Historically Acklington is a village of reinvention and transformation. With Neolithic ring carvings, Bronze Age Human bones, Iron age settlement and a relic of a major Roman road, the area is filled with history and artefacts dating back thousands of years. An RAF station was operational through both World Wars and the officers' accommodation still exists, referred to locally as 'The Married Quarters.'

Outdoor lovers are spoiled for choice, surrounding the village there is a range of walking, cycling, and running routes and of course plenty of nearby beaches perfect for coastal walks and watersports and village pubs including The Northumberland Arms.

Traditionally agriculture and farming have been the mainstays of the economy but today Acklington is a village of enterprise: from the multi-million-pound turnover generated at Acklington Auction Mart, to smaller specialist businesses like Morwick Dairy Ice Cream, and the family run brewery, Rigg & Furrow.



Coquet Lighthouse



River Coquet



The Running Fox at Felton



Rigg & Furrow Brewery



Amble Marina



Amble Beach Huts



Morwick Dairy Ice Cream

# The Collection

Homes at The Paddocks have been specifically designed to be spacious and welcoming in generous, secluded plots surrounded by trees and hedgerows, guaranteeing fabulous rural views but with a degree of privacy rarely found in new build developments. 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.



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# Magnificent homes, perfectly placed



- 
**The Aidan**  
 3 bedroom detached bungalow. Integrated and detached garage. Options available
- 
**The Ebba**  
 3 bedroom detached house. Detached single garage
- 
**The Oswy**  
 2 bedroom semi-detached or terrace house. Driveway parking
- 
**The Coquet**  
 3 bedroom semi-detached or terrace house. Driveway parking
- 
**The Edwin**  
 4 bedroom detached house. Integrated single garage
- 
**The Fenwick Deluxe**  
 3 bedroom detached dormer bungalow. Detached single garage

There are twenty-one homes in total, with a mix of two, three and four-bedroom houses, our very popular detached dormer bungalow and extremely rare to the market a three-bedroom detached bungalow.

Each home is traditionally built by local tradesmen using local materials to a contemporary design perfect for life today that include, flexible layouts, Velux windows to make living spaces light and bright and large outdoor spaces surrounding each plot to make the most of this utterly beautiful setting.

Access to The Paddocks is directly from the main road, the B6345 which runs through the village. Each home has either a garage or driveway for private parking and has a generous garden, offering a unique space and privacy to everyone.

Some of the plot boundaries are marked out by the centuries-old existing hedgerows, which formed the historical burgage plots and are home to birds and wildlife. We have been careful to preserve and protect the heritage of the land wherever we can, to ensure it lives on for many more years.

# The Edwin

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



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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.



## THE EDWIN - 147.2SQM / 1,584SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
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
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

External elevational treatments vary between stone, buff and red brick.



**The Edwin**  
4 bedroom detached house. Integrated single garage

Plot numbers  
14, 16 and 17

# The Ebba

A spacious 3-bedroom detached home with detached single garage.



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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 hallway, there is an 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 open plan 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 - 132.8SQM / 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

External elevational treatments vary between stone, buff and red brick.

**The Ebba**  
3 bedroom detached house. Detached single garage



Plot numbers 2 and 9

# The Fenwick Deluxe

A delightful 3-bedroom detached dormer bungalow with garden room



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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 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.



## THE FENWICK - 134.35SQM / 1,445SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Master Bedroom	5.45m x 4.34m	19.7	182.5
Bedroom 2	3.56m x 3.23m	11.64	125.3
Bedroom 3	4.68m x 4.58m	15.9	171
En-suite	2.32m x 1.43m	3.8	41
Bathroom	2.82m x 2m	6.15	66.2
Living	5.45m x 4.12m	22	236.8
Kitchen/Dining	7.1m x 4.1m	27.3	294.2

External elevational treatments vary between stone, buff and red brick.



**The Fenwick Deluxe**  
3 bedroom detached  
dormer bungalow.  
Detached single  
garage

**Plot numbers**  
4, 5, 6, 7, 13, 18 and 19

# The Aidan

An impressive 3-bedroom detached bungalow with either an attached or separate detached garage.



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An impressive 3-bedroom detached bungalow with either an attached or separate detached garage.

The front entrance opens into a spacious hallway that leads to all other rooms including a master bedroom with ensuite, a further double bedroom and a single bedroom/home office.

The living space in the home is spectacular with a U shaped fully fitted kitchen, a large family dining area and a fabulously bright living area with vaulted ceiling, Velux roof windows and bi-fold doors out to the garden.

A practical and beautifully designed bungalow that appeals to both young families and downsizers and is so rare to the new-build market.



## THE AIDAN - 120.65SQM / 1,298SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Hall	3.73m x 2.37m	6.67	71.80
Master Bedroom	7.03m x 3.20m	18.44	98.49
Bedroom 2	3.4m x 3.35m	12.22	131.53
Bedroom 3	3.24m x 2.37m	7.59	81.70
Bathroom	2.27m x 2.40m	5.38	57.91
Living/Kitchen/Dining	8.46m x 10.06m	62.82	676.19
Garage	7.05m x 3.10m	21.85	235.19

External elevational treatments vary between stone, buff and red brick.



**The Aidan**  
3 bedroom detached bungalow. Integrated and detached garage. Options available

**Plot numbers**  
1, 3, 8, 10 and 15

# The Coquet

A 3-bedroom semi-detached home with driveway parking.



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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. Available for sale as shared ownership through Heylo Homereach.

GROUND FLOOR



FIRST FLOOR



## THE COQUET - 83.4SQM / 898SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Master Bedroom	4.73m x 2.48m	12.48	134.33
Bedroom 2	3.74m x 2.84m	9.89	106.46
Bedroom 3	2.38m x 2.15m	5	54
Bathroom	1.84m x 2.18m	3.86	41.55
Kitchen/Dining	3.64m x 3.88m	14	150.7
Living	4.79m x 4.11m	17.77	221.3

External elevational treatments vary between stone, buff and red brick.

**The Coquet**  
3 bedroom semi-detached or terrace house.  
Driveway parking



Plot numbers  
20 and 21

# The Oswy

A charming 2-bedroom semi-detached house with driveway parking.



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A charming 2-bedroom semi-detached home with the added benefit of two private driveway parking spaces. The cleverly designed ground floor has an entrance hallway with downstairs WC that leads to a perfectly proportioned living space that includes a fitted kitchen with integrated appliances and a dining and living space with French doors opening onto your country garden. Upstairs two full double bedrooms share a family bathroom. The added addition of cleverly concealed storage space on the landing and in the bedrooms makes for a bright and clutter free home. The Oswy has been designed for couples, downsizers, and small families and is available for sale as shared ownership through Heylo Homereach.

GROUND FLOOR



FIRST FLOOR



## THE OSWY - 77.98SQM / 839SQFT

ROOM	SIZE (LENGTH X WIDTH)	AREA (SQM)	AREA (SQFT)
Master Bedroom	3.7m x 5.05m	15.2	163.5
Bedroom 2	3.89m x 2.75m	10	107.9
Bathroom	1.84m x 2.23m	4	43.3
Living/Dining	4.42m x 5.12m	20.5	221
Kitchen	3.2m x 2.84m	9.95	96.3



**The Oswy**  
2 bedroom  
semi-detached  
or terrace house.  
Driveway parking

External elevational treatments vary between stone, buff and red brick.

Plot numbers  
11 and 12

# Specification

## The PADDOCKS *Acklington*



### EXTERNAL FEATURES

#### Stone

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

#### Bricks

To complement the local area building, the use of buff, red brick and stone compliments the homes superbly giving a varied streetscene at The Paddocks.

#### Front Door and Garage Door

The front door colours compliment the country coastal living at The Paddocks with a timber effect panelled garage door to match.

#### Windows

Windows replicate the Northumberland timber sash style whilst offering practical and hassle free maintenance.

#### Gardens

Beautiful landscaped front gardens and communal spaces ensure The Paddocks looks established from inception.

Generous gardens either front or rear with the retained hedgerows and trees giving added privacy and landscape.

### INTERIOR FINISHES

Quality oak veneered doors - with stylish ironmongery leading to the garage.

#### Staircase

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

#### Expertly designed kitchens

The kitchens at The Paddocks are designed with stylish contemporary elements such as LED counter lighting. Matching worktop and upstands and glass splashbacks behind the hob. Family needs are always considered and appliances are fully integrated including Oven, Dishwasher, Hob, Extractor and Fridge Freezer.

#### Luxury Bathrooms and En-Suites

Porcelanosa tiling with wall mounted vanity units and WC flusher ensure that bathrooms are both stylish and practical to care for. Design features such as tasteful taps, glass shower screens and chrome heated towel rails bring that touch of exclusiveness.

### 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 light switches. Chrome finish electrical sockets and isolation switches.

#### Heating

Energy efficient boilers and appliances maximises energy efficiency of your home.

### 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.

### SECURITY AND SAFETY

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, kitchen upgrades and landscaping extras are available to allow you to finish your home in the way you want ready to move in. Please ask us for further details.



# Welcome to Bondgate

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 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.



# Homes

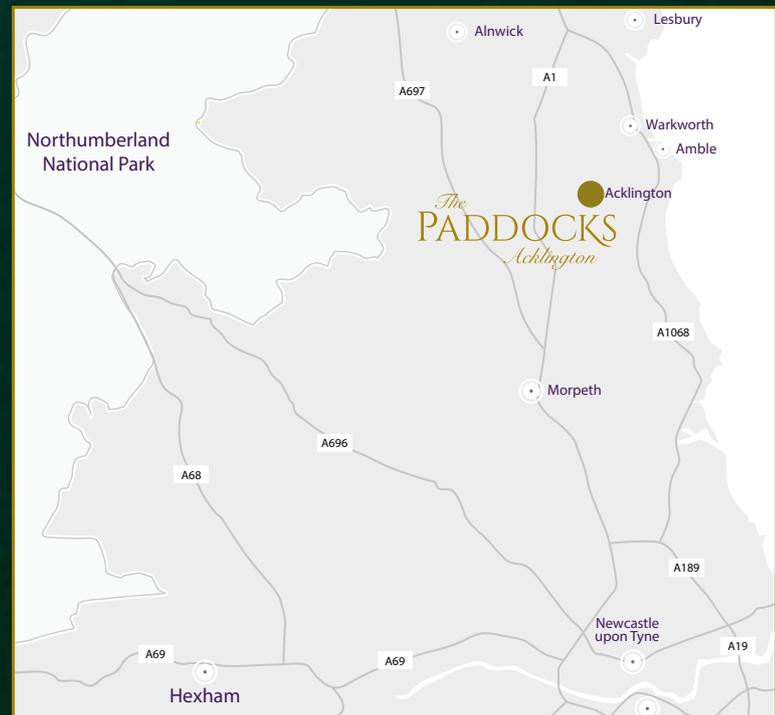
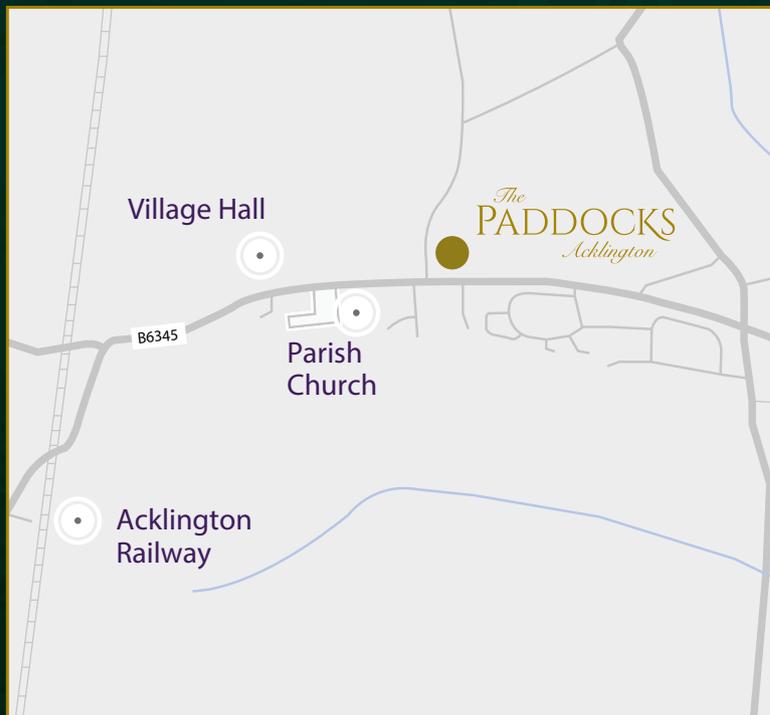
With spacious layouts, carefully considered to meet the needs of family living today and attention to detail in the design and the finish, our message to our home buyers is we have lovingly created your home so that 'you love where you live'.



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## *Get in touch*

Get in touch with Bondgate Homes  
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