



HILLHEAD

STREETGATE

DEVELOPMENT OF LUXURY FAMILY HOMES



CONTENTS

INTRODUCTION - 4

THE AREA - 6

HISTORY - 8

WHY BUY A
COUNTYLIFE HOME? - 9

LOCATION - 10

HOUSE TYPES - 12

SITE PLAN - 22

SPECIFICATION - 24

THE DEVELOPER - 26

INTRODUCTION

Located within the picturesque village of Streetgate, Sunnyside, is this luxury new development of seventeen 3 and 4 bedroom, three storey detached and semi detached homes. The properties will be positioned around a communal green area with visitors' parking and all will benefit from lovely garden sites.

Many of the properties will also have the additional benefit of fabulous open aspect views over the surrounding fields and countryside.

Each house name is a nod to the diverse range of trees set within the nearby Ravensworth Estate, such as the English oak, the beech tree, the silver birch and the rowan tree. The most well known of all are the beautiful yew trees, some of which are believed to be over 500 years old.

Within the village of Sunnyside, there are local shops, public houses, cafes and popular restaurants, including the Italian restaurant Sorella Sorella.





THE AREA

Situated within the quiet village of Streetgate, this prominent site offers home owners the chance of semi-rural living whilst still being close by to local amenities and only being a 15 minute drive into Newcastle's City Centre with its wide range of shops, restaurants and nightlife.

If you're looking for something close to home, why not visit the famous shopping centre, the Metrocentre, with its range of shops, restaurants and cinema. Also nearby is the Team Valley Trading Estate, offering further retail shopping.

If country living is what you're looking for, there are many woodland walks nearby to take advantage of including Lotties Wood, a 44.45 acre area of woodland that forms part of the Great North Forest, and Watergate Forest Park, an area of wetlands, woodland and meadows, with walking trails, bike and horse trails. Further afield the Cheviot hills and superb Northumberland coast offer stunning locations for walks and outdoor pursuits.

The town of Wickham is located close by and provides a wide range of amenities including shops, restaurants and sports facilities. There is also outstanding local schooling with a range of primary and secondary schools providing a high standard of education.

For the golf enthusiasts, Wickham Golf Club is only a 5 minute drive away.

Gibside National Trust Site is only 4 miles away, providing a great day out for all the family. The Georgian landscape gardens offer Derwent Valley views, winding pathways and open green spaces.

The most famous nearby attraction is Beamish Museum, the world famous open air museum, bringing the history of the North East of England to life from 1820 – 1950. A truly great day out for all ages, visitors will get to meet costumed folk and discover fascinating stories of everyday life during that time.

HISTORY

Steeped in history, Streetgate dates back to the medieval times with many historic landmarks and buildings still standing, including the Church of St. Mary and St. Cuthbert, which was built in the 12th century and is a fine example of Romanesque architecture.

Watergate Forest Park is located on the site of the former Watergate colliery. The colliery was in use between 1924 and 1964, and the coal it produced was transported to Dunston Staiths by the Tanfield line of the LNER. Following reclamation work in the 1990's the site has been transformed and now provides a haven for wildlife and a great recreational site for visitors. A series of trails and paths take you through woodland, around the lake and through wildflower meadows. The site opened in 2000.

With its wetlands, woodlands, wildflower meadows and recreational routes, including those for people with disabilities, this is one of Gateshead's Premier sites. The park also includes the Woodlands at Washingwell and Bucks Hill.

The historic Tanfield Railway, which dates back to 1725 and was originally used for transporting coal from local collieries, closed in 1962 but was reopened in 1982 as a heritage railway, offering visitors the unique experience of travelling on vintage steam locomotives.



WHY BUY A COUNTYLIFE HOME?

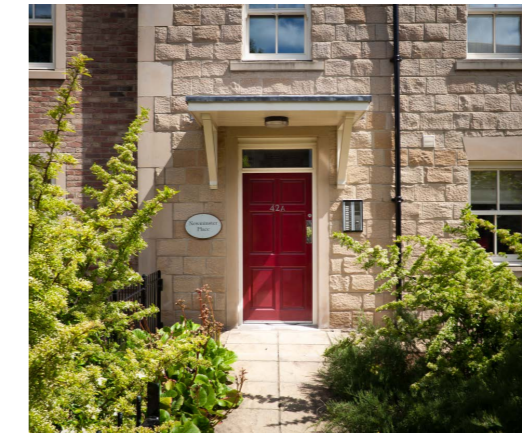
Statistics now show that a new home can be up to 6 times more energy efficient than a second hand home. With a Countylife home, we ensure that your property meets these high standards of energy efficiency all homes are built to the highest quality and latest environmental standards, including;

- Walls, floors and roofs insulated to a high standard with low heat loss values
- Heating and hot water provided by Air Source Heat Pumps, emitting less CO2
- Energy Performance rating of a minimum of B, resulting in cheaper running costs and the potential to benefit from Green Mortgages.

Countylife homes are equipped with the most up to date security features, as well as heat and smoke detectors, ensuring your safety and security. All homes will also come with a 10 year structural warranty from Premier, giving you full peace of mind.

A new home enables you to inject your own personal style, with all Countylife homes offering a variety of kitchen and tiling finishes.

For further information on what will be included in the homes at Hillhead, please read the specification on pages 24 & 25.





HILLHEAD

METROCENTRE
4.1 MILES

NEWCASTLE
CENTRAL STATION
5.3 MILES

GATESHEAD
3.6 MILES

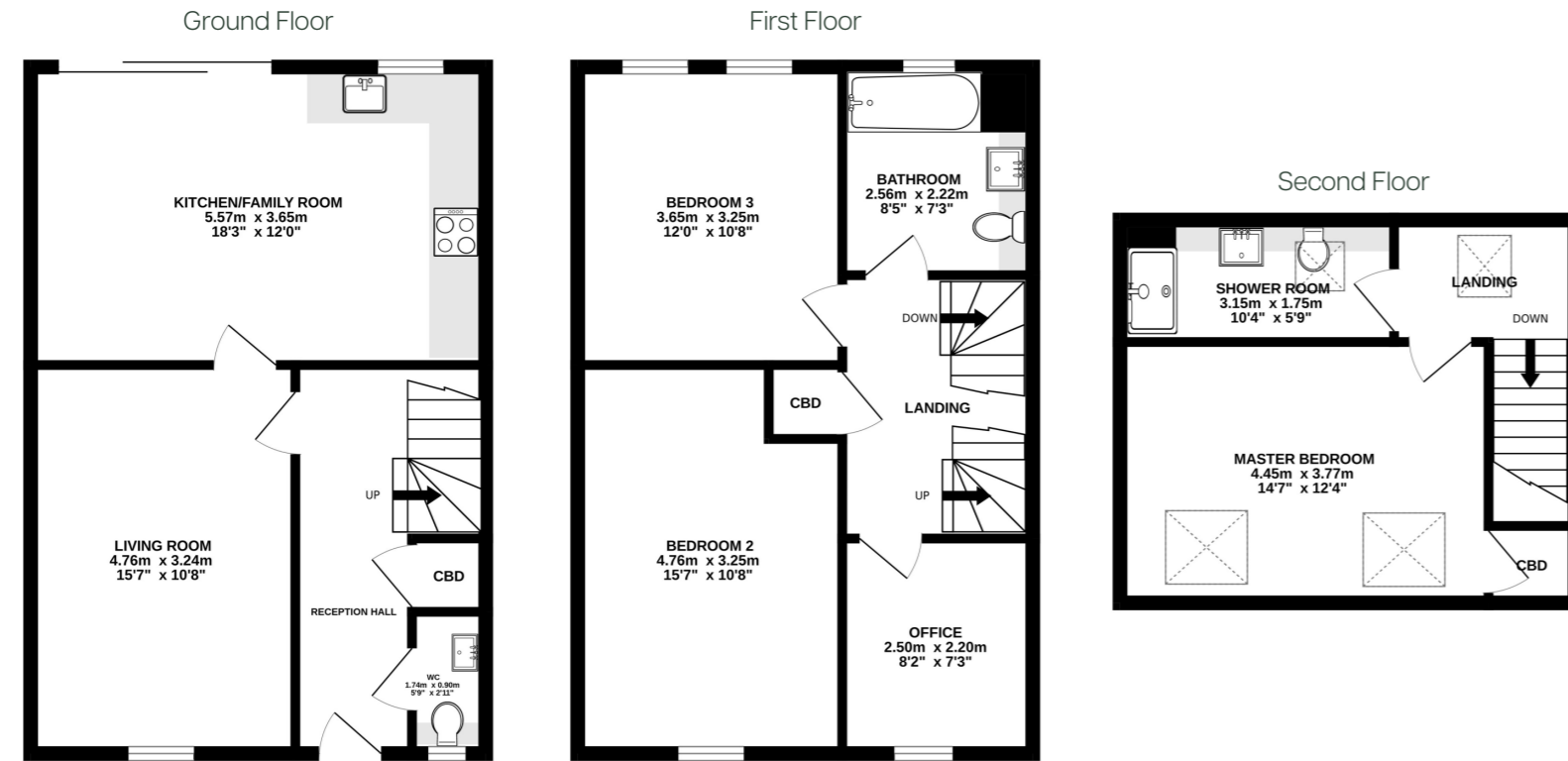
WHICKHAM
1.9 MILES

TEAM VALLEY
3.7 MILES

NEWCASTLE
INTERNATIONAL AIRPORT
11.7 MILES

THE ROWAN

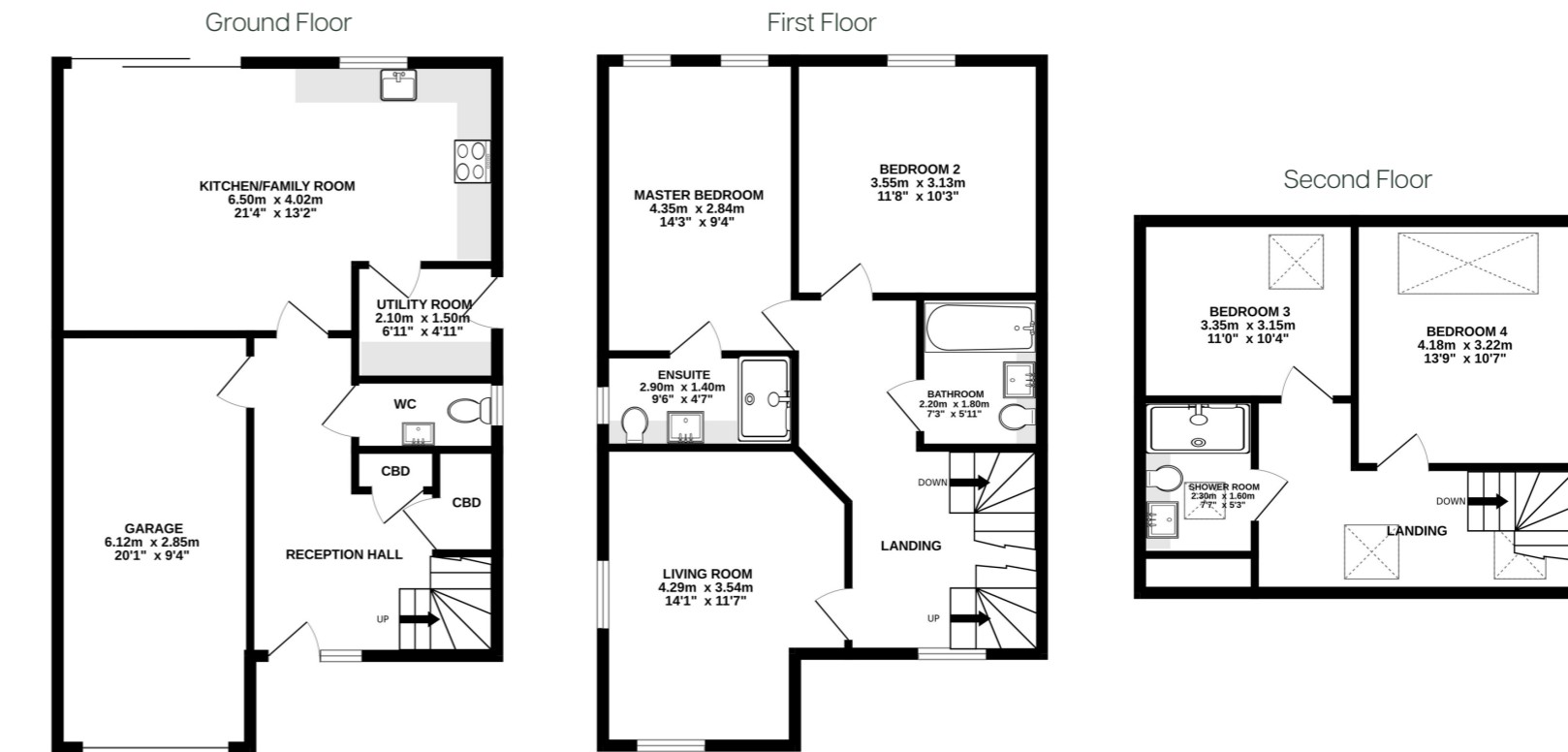
Three/Four Bedroom Semi-detached | 1366 SQ.FT | 127 SQ.M





THE BIRCH

Four Bedroom Detached | 1582 SQ.FT | 147 SQ.M



DISCLAIMER - Plot 9 (The Birch) does not offer a side window to the living room

THE BEECH

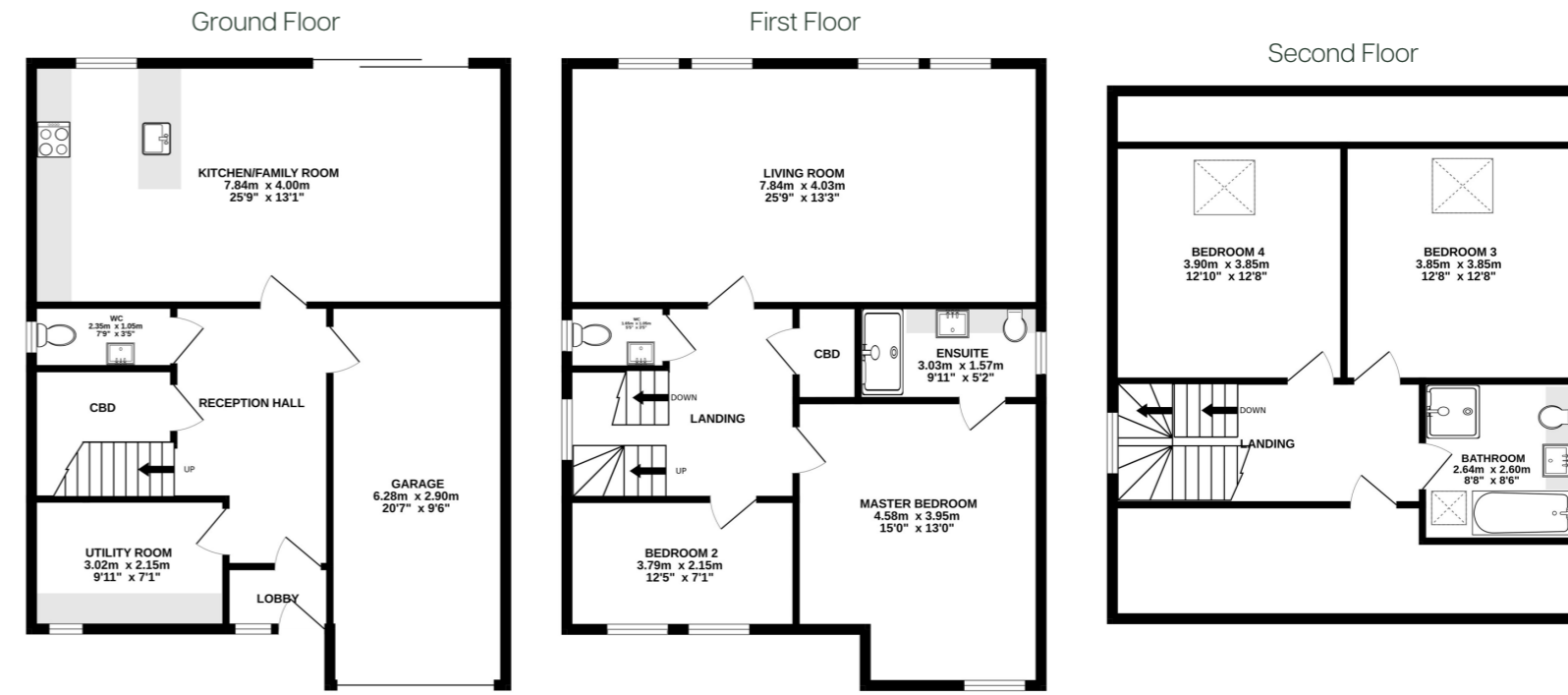
Four Bedroom Detached | 1808 SQ.FT | 168 SQ.M





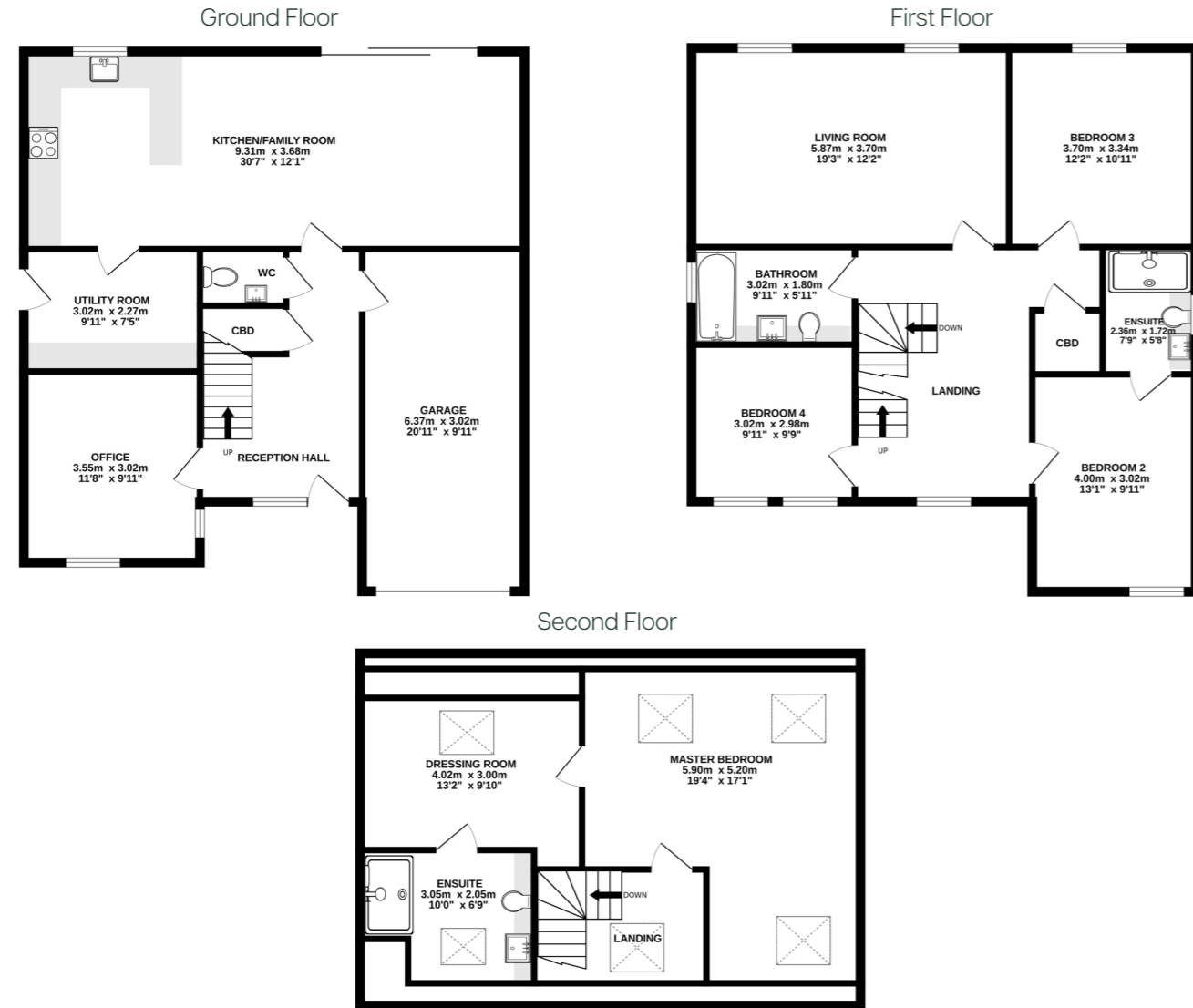
THE ELM

Four Bedroom Detached | 2055 SQ.FT | 191 SQ.M



THE OAK

Four Bedroom Detached | 2248 SQ.FT | 209 SQ.M



HILLHEAD

- THE ROWAN
- THE BIRCH
- THE BEECH
- THE ELM
- THE OAK
- V VISITOR PARKING



SPECIFICATION

Construction

- Superior timber frame construction
- Traditional brickwork with panelled detailing
- Westerland slate roofs
- Aluminium front door/screen
- UPVC double glazed windows and sliding patio doors

Efficiency

- Air source heat pump central heating
- Underfloor heating to ground floor
- Radiators with thermostats to all other rooms (except bathrooms)
- High levels of insulation and air tightness

Kitchen

- Contemporary layout with quality units and soft close door fronts
- Choice of stone worktops and door fronts
- Under unit lighting
- Stainless steel single fan oven
- Stainless steel combination microwave
- Ceramic hob
- Built in extractor
- Wine cooler (not in The Rowan)

Utility

- Choice of units and laminate worktops
- Plumbing for washing machine
- Space for tumble dryer

Interior Finishing

- Emulsion finish to all walls
- White emulsion finish to ceilings
- Oak internal doors
- Fitted wardrobe option
- Contemporary architraves and skirtings with eggshell finish
- Staircase finished with painted spindles and oak handrail

Bathrooms

- Modern white sanitaryware and contemporary chrome fittings
- Thermostatic wall mounted shower mixer, control panel and fixed overhead cascade shower with separate handset to fully tiled shower enclosure
- Fitted storage to main bathrooms
- Half tiled bathrooms and ensuites
- Chrome heated towel rails
- Extract ventilation to all bathrooms
- Shaver sockets to master ensuite
- Feature mirrors to all bathrooms

Electrical

- Downlighters to kitchens, bathrooms, ensuites and hallway
- Central ceiling lights to all other rooms
- TV (terrestrial, Sky/streaming capability) point to principal rooms, master and guest bedrooms
- External light to front and rear
- Electric 7KW car charging point

External

- Paving to front and rear pathways
- Turf to front and rear gardens
- Electric garage door option
- Fenced boundary

Management Company

- Maintenance of landscaped areas, roads, drains and footpaths
- Maintenance of street lighting
- Communal electricity
- Reserve fund contribution

General

- 10 Year Premier warranty
- 2 year customer care from CountyLife Homes
- All sales and maintenance procedures are in accordance with the Consumer Code for Home Builders

premier
guarantee



Disclaimer

Photographs and illustrations are indicative and intend to give only an approximation of the final product. Room dimensions are approximate and for general guidance only. Floorplans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary.

COUNTYLIFE HOMES

WE BUILD STYLISH NEW HOMES WHICH ARE MORE EFFICIENT, MORE COMFORTABLE, AND MORE ECONOMICAL TO RUN

With our head office in Northumberland, Countylife specialises in individual developments at high quality locations throughout the North East of England. Our sites are carefully chosen for their desirable locations within easy access of areas of outstanding natural beauty, but still close to the centres and amenities of villages, towns, and cities.

Our homes, whilst identifying with the architectural type of their location, combine traditional materials and modern technology to provide the ultimate in contemporary living.

With the highest possible quality of specification in design and energy conversion, coupled with innovative floorplans and features, we build stylish new homes which are more efficient, more comfortable and more economical to run.

MORE INTERSTING TO LOOK AT AND TO LIVE IN



A DEVELOPMENT BY:



WWW.COUNTYLIFE.CO.UK

SELLING AGENTS:



**SANDERSON
YOUNG**

NEW HOMES HUB | 1-3 HAWTHORN ROAD | GOSFORTH | NEWCASTLE UPON TYNE | NE3 4DE

0191 213 0033

NEWHOMES@SANDERSONYOUNG.CO.UK

WWW.SANDERSONYOUNG.CO.UK