

# Towerburn View

ALNWICK



WYNYARD HOMES

# Towerburn View

ALNWICK

Towerburn View is situated in the charming and sought-after village of Shilbottle, which boasts a rich history, picturesque landscapes, and a close-knit community. Nestled amidst the rolling hills and green landscapes of Northumberland, Shilbottle offers stunning views and attractive countryside. The village is an ideal starting point for nature walks and hikes, with numerous trails and cycle routes. The surrounding fields, woodlands, and scenic landscapes provide a tranquil escape from the hustle and bustle of modern life. Alnmouth Beach, within the Northumberland Coast's Area of Outstanding Natural Beauty, is just four miles away.

The history of Shilbottle dates back centuries, with records mentioning the village as early as the medieval period. The village's historical charm is highlighted by the presence of St. James' Church, an architectural gem that stands as a testament to the area's heritage. Shilbottle is just a few miles from the historic market town of Alnwick, which is renowned for its iconic Alnwick Castle and The Alnwick Garden.

Residents can enjoy the town's charming shops, cafes, markets and attractions while still relishing the peace and tranquillity of village life.

One of the most endearing aspects of Shilbottle is its strong sense of community. The village hosts various events and activities that bring residents together, fostering a friendly and welcoming atmosphere.



*Alnmouth Beach*

Despite its small size, Shilbottle is well equipped with essential amenities that cater to the needs of its residents. These include a primary school, local shops, pubs, and restaurants, including the well-known artisan bakery and coffee shop, The Running Fox. Adjacent to the A1, Shilbottle is easily accessible from major cities like Newcastle upon Tyne and Edinburgh, both of which are within driving distance. Alternatively, Alnmouth

Railway Station is just 2.5 miles away. In short, Shilbottle is a delightful village that offers a blend of historical charm, scenic beauty, community spirit, and modern conveniences. Its rich cultural heritage, coupled with the stunning Northumberland coast and countryside, makes it a unique and attractive place to live. Whether you are drawn by its history, natural beauty, or warm community, Shilbottle has something special to offer.





Our homes are built to the highest standards of design and construction, ensuring exceptional quality in every detail. From the initial concept to the final touches, each home is crafted with precision and care. We prioritise the use of premium materials, cutting-edge technology, and sustainable practices to create homes that are not only visually appealing but also durable and energy-efficient. Every design is meticulously planned to enhance both aesthetics and functionality, providing residents with comfortable, practical living spaces. The construction process is supervised by experienced professionals, ensuring that our commitment to excellence is reflected in every home. This dedication results in housing developments that offer enduring value.



We have built a strong reputation for excellence in design and the exacting standards we apply to our developments. A prime residential location, exciting elevational treatments, an exemplary quality of finish and beautiful landscaping are the hallmarks of a Wynyard Homes development.

Selecting idyllic sites from some of the most desirable locations in the North East, we realise the potential to transform the land into a home that combines modern, luxury living with the classic, timeless feel of a property that has matured alongside its surroundings.

# Towerburn View

ALNWICK



- THE BELDON
- THE BREMISH
- THE COQUET
- THE DERWENT
- THE GLEN
- THE REDE
- THE TWEED

Each of our individually designed homes features superior quality materials and highly-specified interiors including carefully sourced modern fixtures and fittings that provide both functional, and stylish living. Our aim is to make the process of purchasing

a new home an enjoyable one, and because of our experience we are able to carefully co-ordinate and assist you through the entire process. Past clients frequently ask to be updated on new developments, confirming a high level of customer satisfaction.





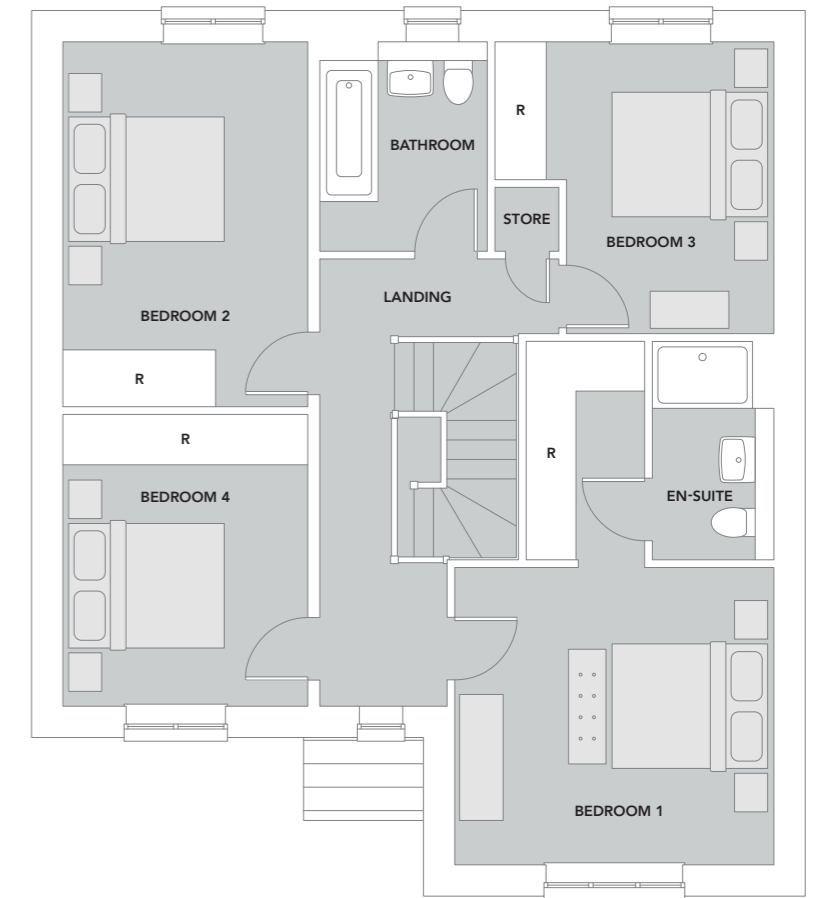
A beautiful four bedroom detached house with integral garage. A large hallway leads to a spacious lounge. An open plan kitchen/dining area with utility to the rear of the property leads to french doors accessing the garden. To the first floor there are four sizable bedrooms, master with en-suite, walk in wardrobe and a family bathroom.

## TWEED



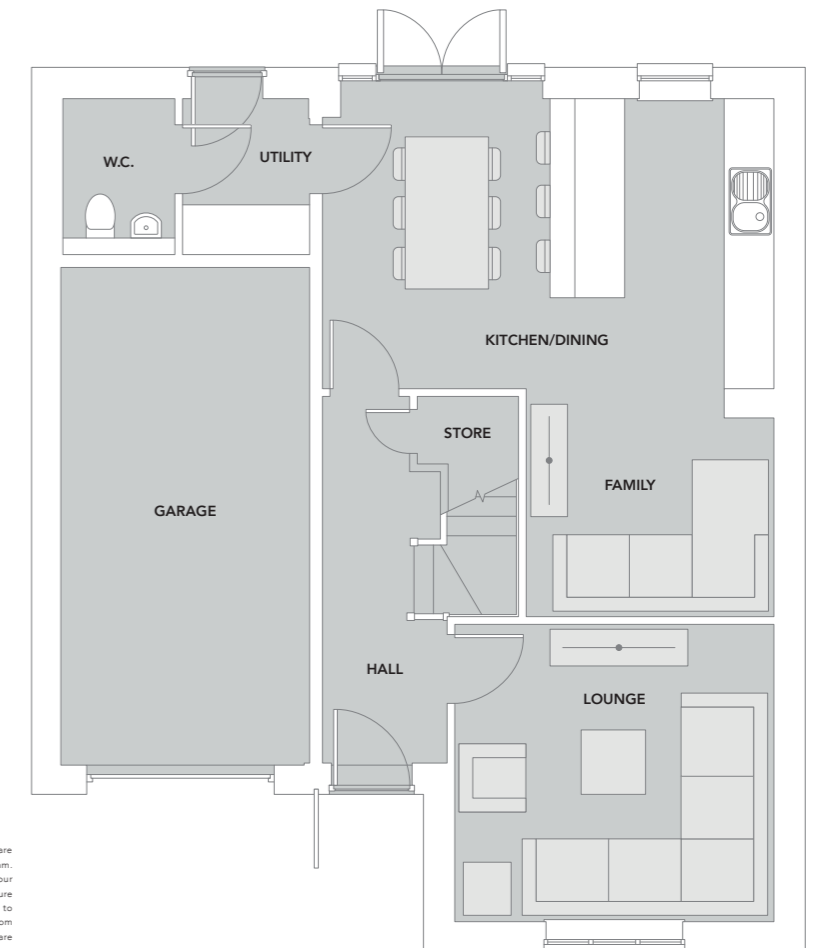
### FIRST FLOOR

- Bathroom**  
2019mm x 2525mm  
6' 7" x 8' 3"  
5 m<sup>2</sup>
- Bedroom Two**  
2953mm x 4399mm  
9' 8" x 14' 5"  
13 m<sup>2</sup>
- Bedroom Three**  
3363mm x 3518mm  
11' 0" x 11' 7"  
10 m<sup>2</sup>
- Bedroom Four**  
2953mm x 3518mm  
9' 8" x 11' 6"  
10 m<sup>2</sup>
- En Suite**  
1466mm x 2634mm  
4' 10" x 8' 8"  
4 m<sup>2</sup>
- Master Bedroom**  
3848mm x 3584mm  
12' 7" x 11' 9"  
14 m<sup>2</sup>
- Walk in Robes**  
1428mm x 2634mm  
4' 8" x 8' 8"  
4 m<sup>2</sup>



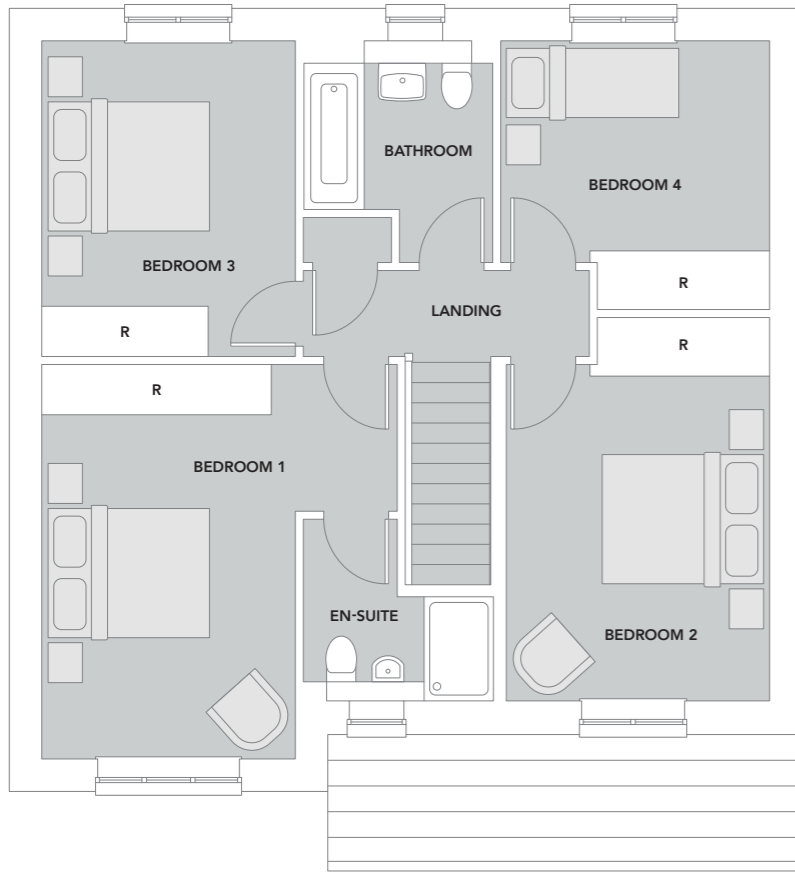
### GROUND FLOOR

- Family**  
2987mm x 2748mm  
9' 10" x 9' 0"  
8 m<sup>2</sup>
- Kitchen / Dining**  
5443mm x 3497mm  
17' 10" x 11' 6"  
19 m<sup>2</sup>
- Lounge**  
3821mm x 3584mm  
12' 6" x 11' 9"  
14 m<sup>2</sup>
- Utility**  
1520mm x 1880mm  
5' 0" x 6' 2"  
3 m<sup>2</sup>
- WC**  
1350mm x 1880mm  
4' 5" x 6' 2"  
3 m<sup>2</sup>



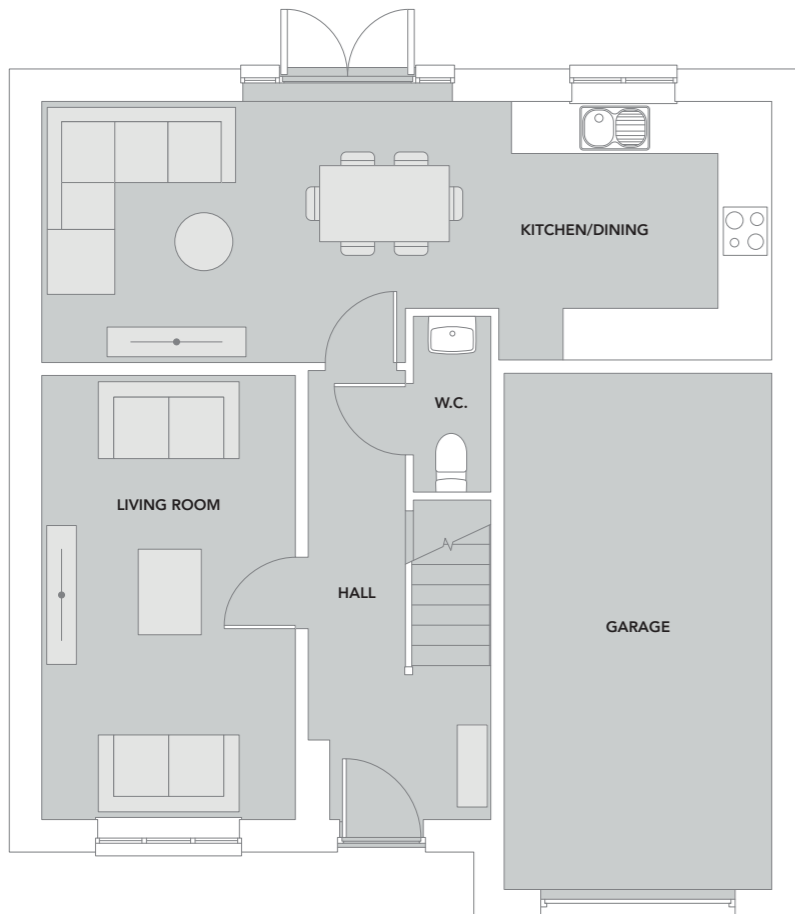
Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.





## FIRST FLOOR

- Bathroom**  
2202mm x 2577mm  
7' 3" x 8' 5"  
4 m<sup>2</sup>
- Bedroom Two**  
3060mm x 4456mm  
10' 0" x 14' 7"  
13 m<sup>2</sup>
- Bedroom Three**  
2948mm x 3670mm  
9' 8" x 12' 0"  
11 m<sup>2</sup>
- Bedroom Four**  
3125mm x 3123mm  
10' 3" x 10' 3"  
9 m<sup>2</sup>
- En Suite**  
2210mm x 2122mm  
7' 3" x 7' 0"  
4 m<sup>2</sup>
- Master Bedroom**  
4132mm x 4585mm  
13' 7" x 15' 1"  
16 m<sup>2</sup>



## GROUND FLOOR

- Kitchen / Dining**  
8460mm x 3005mm  
27' 9" x 9' 10"  
25 m<sup>2</sup>
- Living Room**  
2948mm x 5163mm  
9' 8" x 16' 11"  
15 m<sup>2</sup>
- WC**  
900mm x 2043mm  
2' 11" x 6' 8"  
2 m<sup>2</sup>



REDE

W  
WYNARD HOMES

A stunningly spacious four bedroom detached house with integral garage. A lengthy hallway leads to a large lounge and WC. A full width kitchen diner to the rear of the property leads to french doors accessing the garden. To the first floor there are four sizable bedrooms, master with en-suite and a family bathroom.

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An impressive double fronted, three bedroom detached house. A spacious hallway leads to a full length lounge to the right, and a kitchen/dining area to the left, with french doors opening to the side of the property. To the first floor there are three sizable bedrooms, master with en-suite and a family bathroom.

## COQUET



### FIRST FLOOR

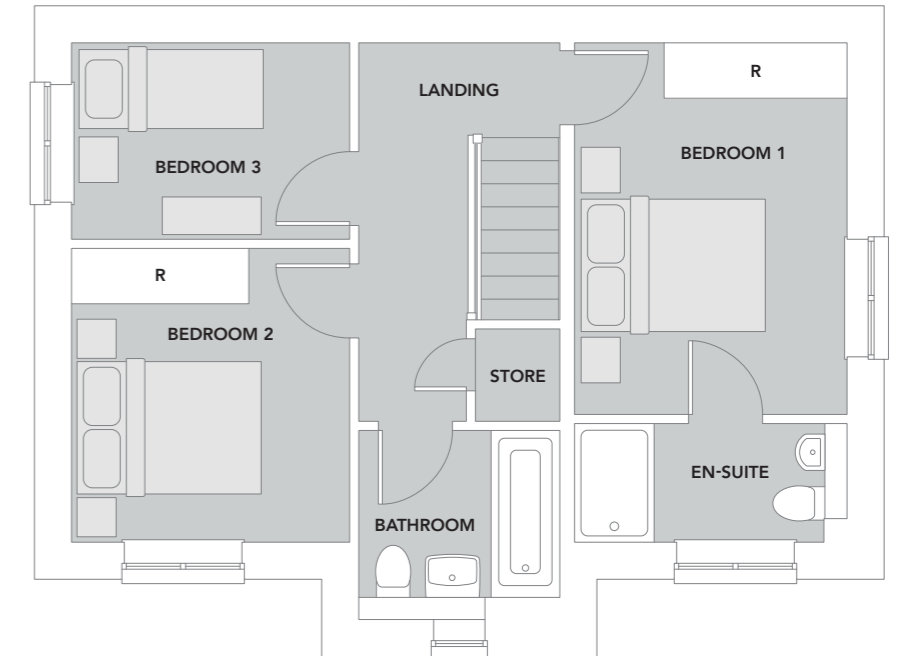
**Bathroom**  
2048mm x 1926mm  
6' 9" x 6' 4"  
4 m<sup>2</sup>

**Bedroom Two**  
2832mm x 2992mm  
9' 3" x 9' 10"  
8 m<sup>2</sup>

**Bedroom Three**  
2832mm x 2000mm  
9' 3" x 6' 7"  
6 m<sup>2</sup>

**En Suite**  
2775mm x 1208mm  
9' 1" x 4' 0"  
3 m<sup>2</sup>

**Master Bedroom**  
2775mm x 3784mm  
9' 1" x 12' 5"  
11 m<sup>2</sup>

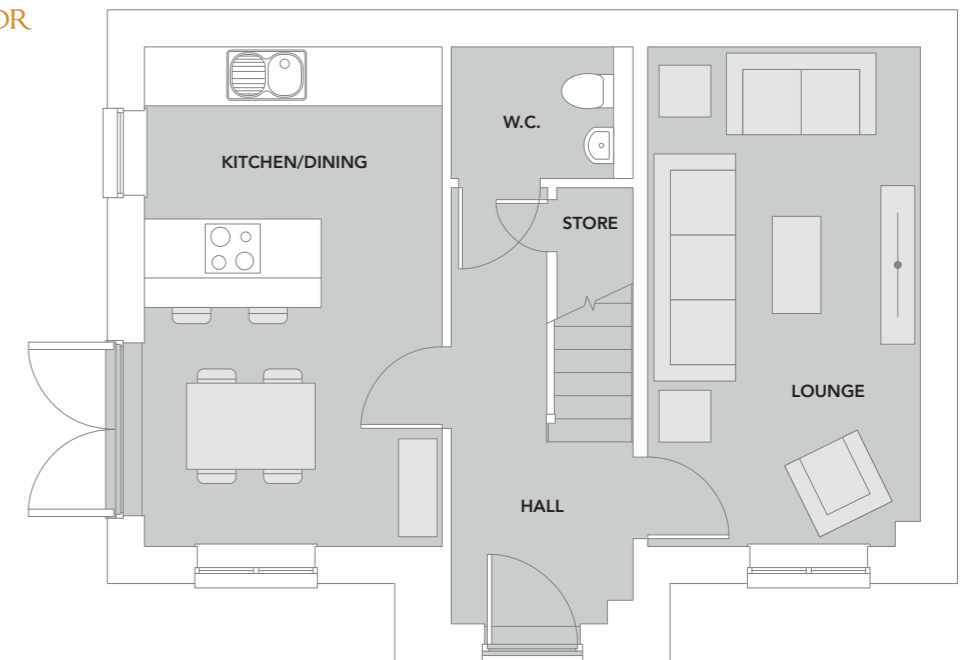


### GROUND FLOOR

**Kitchen / Dining**  
3030mm x 5085mm  
9' 11" x 16' 8"  
15 m<sup>2</sup>

**Lounge**  
2775mm x 5085mm  
9' 1" x 16' 8"  
14 m<sup>2</sup>

**WC**  
1850mm x 1340mm  
6' 1" x 4' 5"  
2 m<sup>2</sup>



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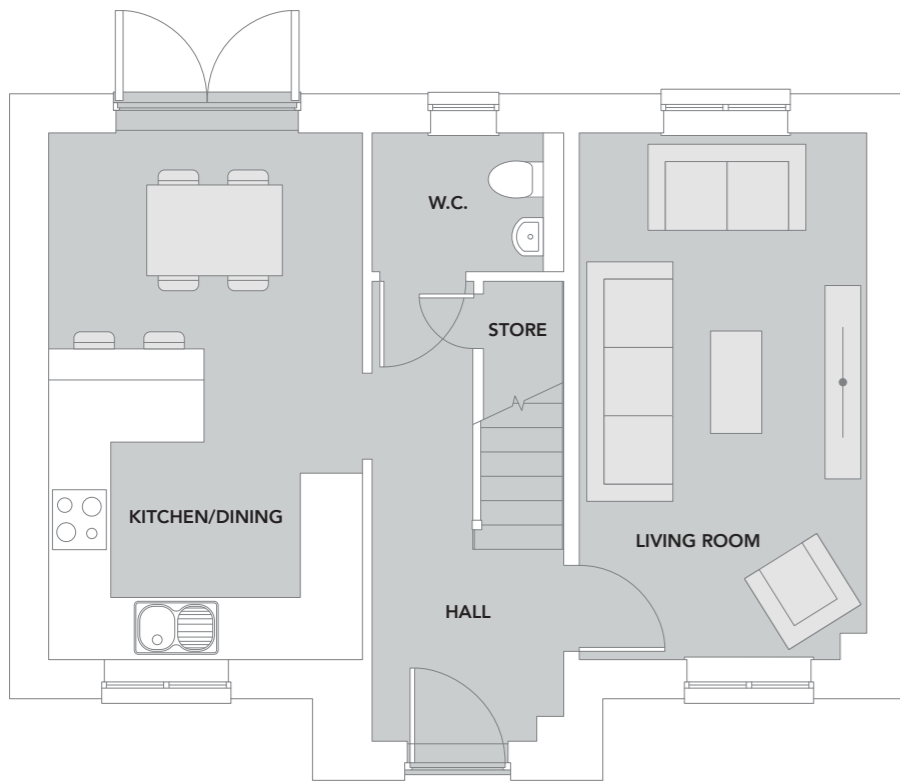






## FIRST FLOOR

- Bathroom**  
2048mm x 1926mm  
6' 9" x 6' 4"  
4 m<sup>2</sup>
- Bedroom Two**  
2832mm x 2892mm  
9' 3" x 9' 6"  
8 m<sup>2</sup>
- Bedroom Three**  
2832mm x 2100mm  
9' 3" x 6' 11"  
6 m<sup>2</sup>
- En Suite**  
2775mm x 1208mm  
9' 1" x 4' 0"  
3 m<sup>2</sup>
- Master Bedroom**  
2775mm x 3784mm  
9' 1" x 12' 5"  
11 m<sup>2</sup>



## GROUND FLOOR

- Kitchen / Dining**  
3030mm x 5085mm  
9' 11" x 16' 8"  
15 m<sup>2</sup>
- Lounge**  
2775mm x 5085mm  
9' 1" x 16' 8"  
14 m<sup>2</sup>
- WC**  
1850mm x 1340mm  
6' 1" x 4' 5"  
2 m<sup>2</sup>



## DERWENT

A spacious double fronted, three bedroom detached house. A large hallway leads to a full length lounge to the right, and a kitchen/dining area to the left, with french doors opening to the rear of the property. To the first floor there are three sizable bedrooms, master with en-suite and a family bathroom.





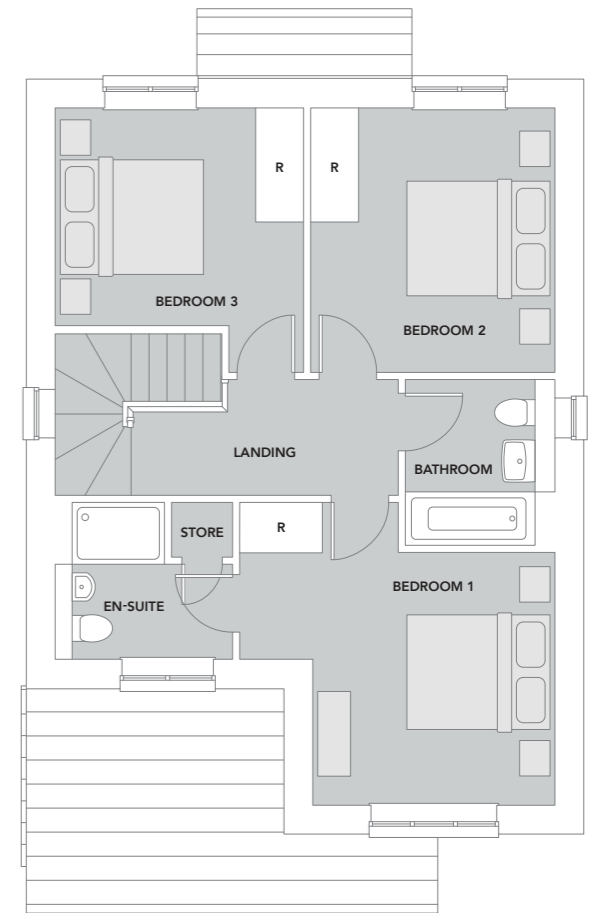
A beautiful three bedroom detached house with integral garage. The hallway leads to a large lounge and WC. A kitchen/dining area to the rear of the property leads to french door accessing the garden. To the first floor there are three sizable bedrooms, master with en-suite and a family bathroom.

**GLEN**

**W**  
WYNARD HOMES

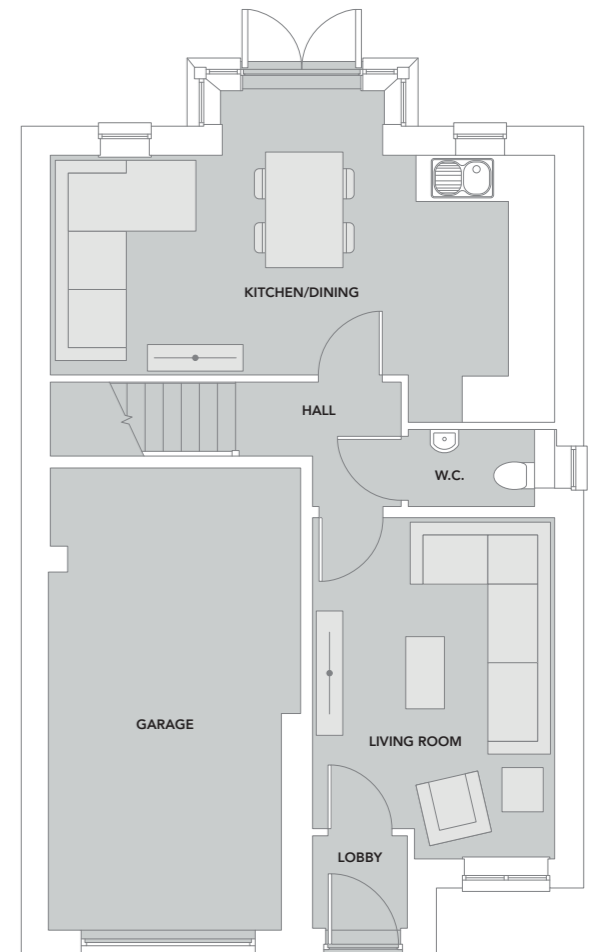
**FIRST FLOOR**

- Bathroom**  
1960mm x 2172mm  
6' 5" x 7' 2"  
4 m<sup>2</sup>
- Bedroom Two**  
3200mm x 3465mm  
10' 6" x 11' 4"  
11 m<sup>2</sup>
- Bedroom Three**  
3250mm x 2852mm  
10' 8" x 9' 4"  
10 m<sup>2</sup>
- En Suite**  
2325mm x 2055mm  
7' 8" x 6' 9"  
4 m<sup>2</sup>
- Master Bedroom**  
4130mm x 3312mm  
13' 7" x 10' 10"  
11 m<sup>2</sup>



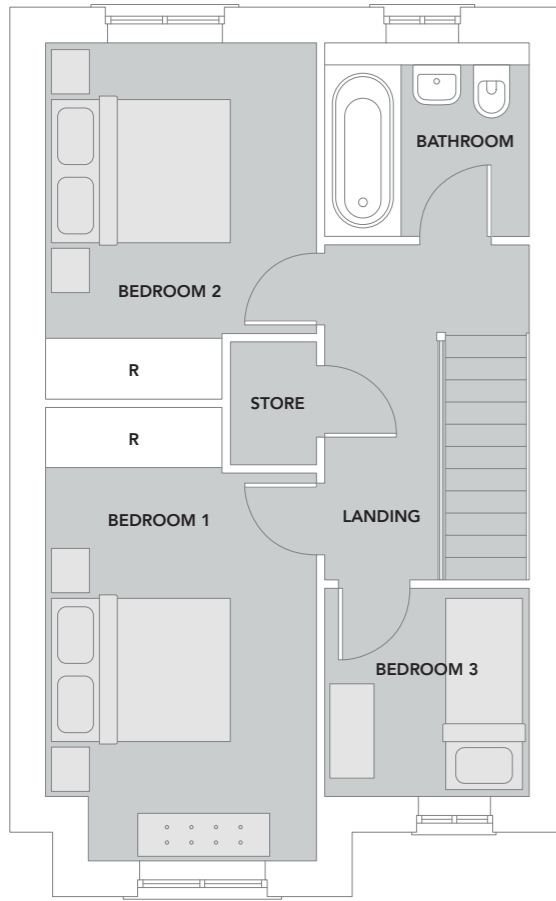
**GROUND FLOOR**

- Kitchen / Dining**  
6548mm x 3690mm  
21' 6" x 12' 1"  
22 m<sup>2</sup>
- Living Room**  
3143mm x 4430mm  
10' 4" x 14' 6"  
13 m<sup>2</sup>
- WC**  
1900mm x 1000mm  
6' 3" x 3' 3"  
2 m<sup>2</sup>



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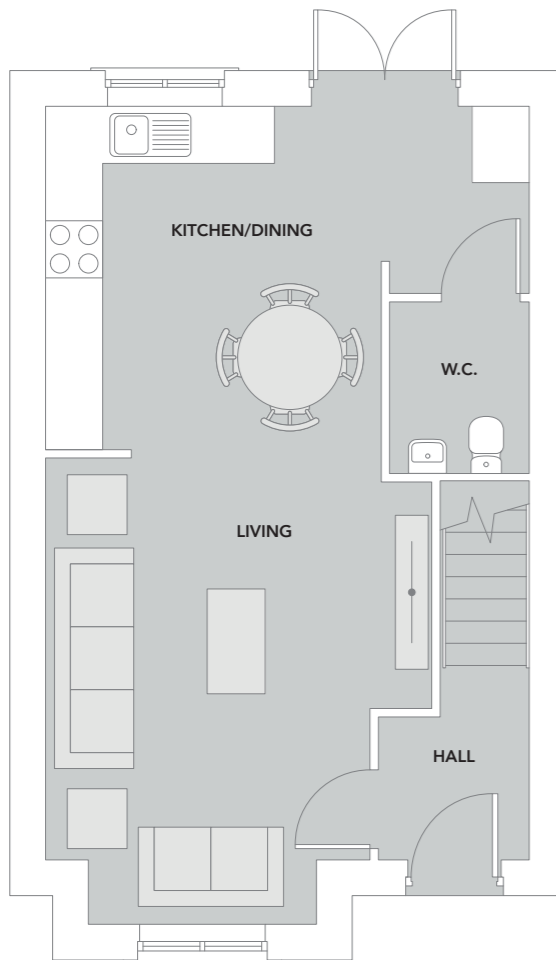
## FIRST FLOOR

**Bedroom One**  
4754 x 2840  
15' 6" x 9' 3"  
13 m<sup>2</sup>

**Bedroom Two**  
3771 x 2840  
12' 4" x 9' 3"  
10 m<sup>2</sup>

**Bedroom Three**  
2218 x 2145  
7' 3" x 7' 0"  
5 m<sup>2</sup>

**Bathroom**  
2065 x 2179  
6' 8" x 7' 2"  
4 m<sup>2</sup>



## GROUND FLOOR

**Living Room**  
4890mm x 4050mm  
16' 1" x 13' 3"  
18 m<sup>2</sup>

**Kitchen / Diner**  
5073mm x 3598mm  
16' 6" x 11' 8"  
16 m<sup>2</sup>

**WC**  
1465mm x 1825mm  
4' 8" x 5' 10"  
3 m<sup>2</sup>



## BELDON

A spacious three bedroom semi-detached house. A large hallway leads into the front facing lounge and to the staircase. French doors from the rear kitchen/dining area access the garden. To the first floor there is a family bathroom, and three sizable bedrooms.

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WYNYARD HOMES





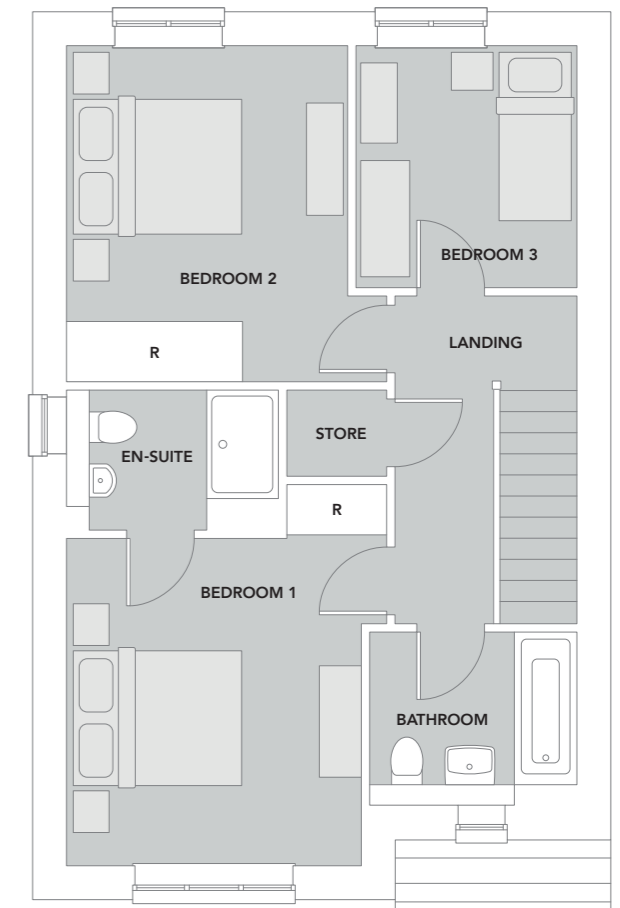
A beautiful three bedroom semi-detached house. A spacious hallway leads to a large lounge and WC. French doors from the rear kitchen/dining area with utility access the garden. To the first floor there are three sizable bedrooms, ensuite to the master bedroom and a family bathroom.

## BREAMISH



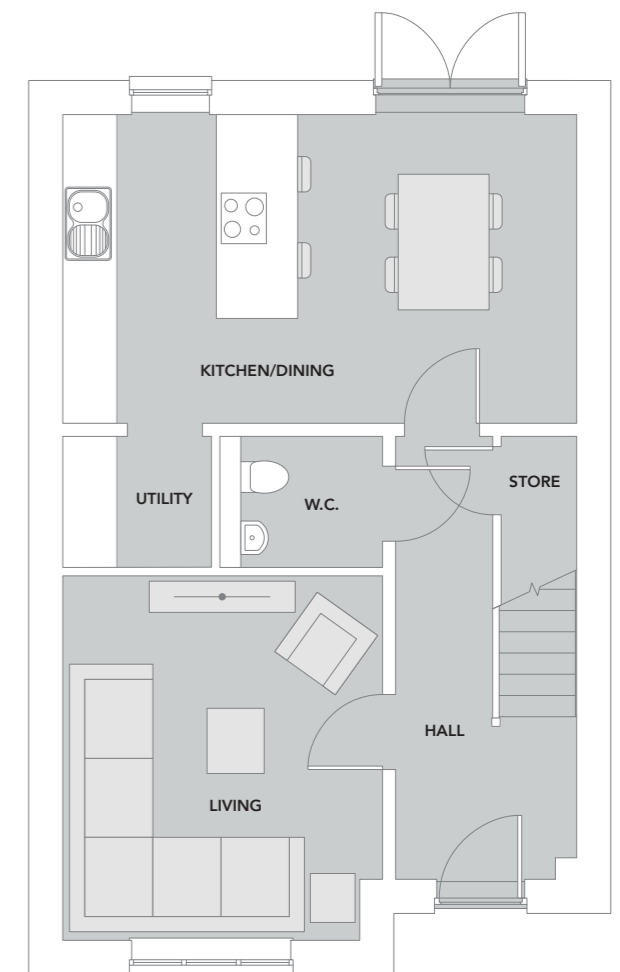
### FIRST FLOOR

- Bathroom**  
2309mm x 1928mm  
7' 7" x 6' 4"  
4 m<sup>2</sup>
- Bedroom Two**  
3132mm x 3744mm  
10' 3" x 12' 3"  
12 m<sup>2</sup>
- Bedroom Three**  
2461mm x 2696  
8' 1" x 8' 10"  
7 m<sup>2</sup>
- En Suite**  
2362mm x 1559mm  
7' 9" x 5' 1"  
3 m<sup>2</sup>
- Master Bedroom**  
3284mm x 3646mm  
10' 9" x 12' 0"  
13 m<sup>2</sup>



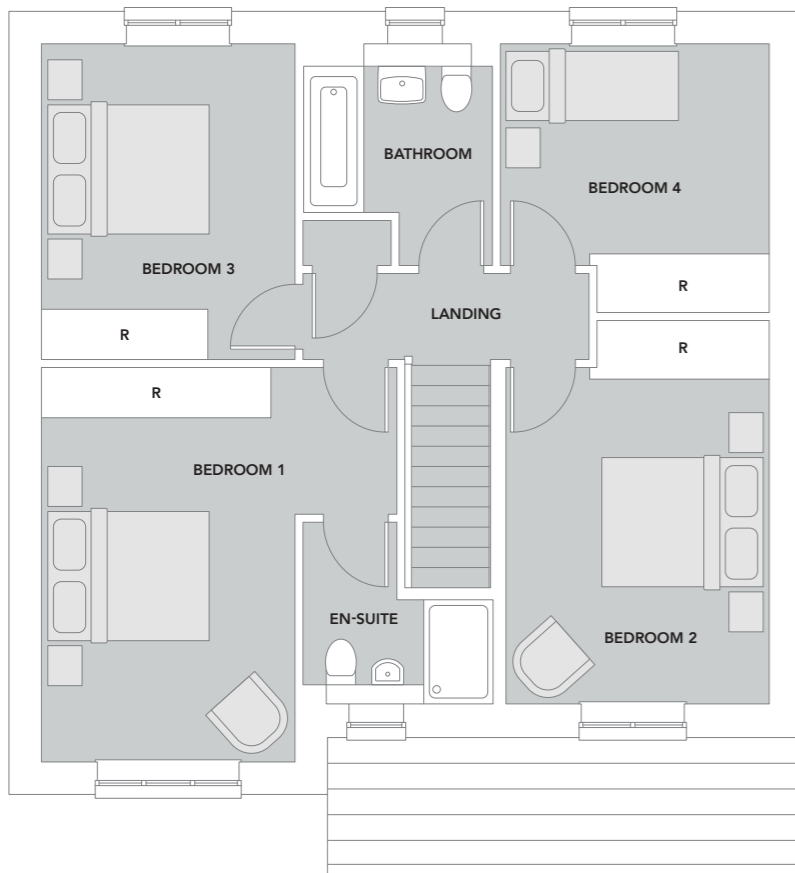
### GROUND FLOOR

- Kitchen / Dining**  
5686mm x 3415mm  
18' 8" x 11' 2"  
19 m<sup>2</sup>
- Living Room**  
3538mm x 4032mm  
11' 7" x 13' 3"  
14 m<sup>2</sup>
- Utility**  
1645 x 1450  
5' 5" x 4' 9"  
2 m<sup>2</sup>
- WC**  
1800 x 1450  
5' 11" x 4' 9"  
2 m<sup>2</sup>



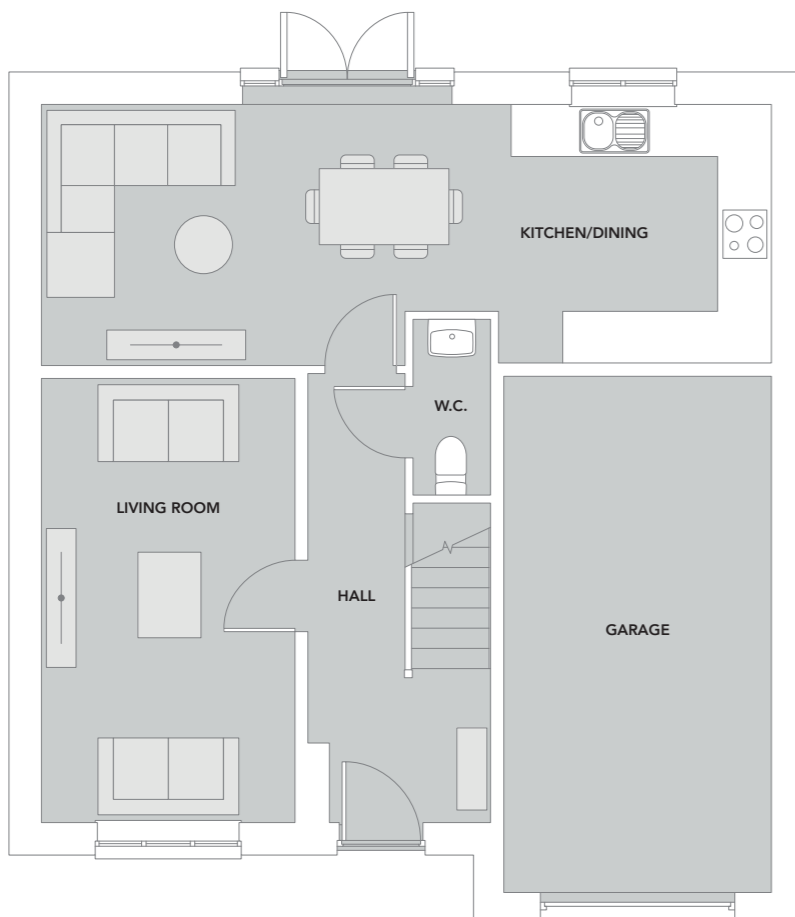
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## FIRST FLOOR

- Bathroom**  
2202mm x 2577mm  
7' 3" x 8' 5"  
4 m<sup>2</sup>
- Bedroom Two**  
3060mm x 4456mm  
10' 0" x 14' 7"  
13 m<sup>2</sup>
- Bedroom Three**  
2948mm x 3670mm  
9' 8" x 12' 0"  
11 m<sup>2</sup>
- Bedroom Four**  
3125mm x 3123mm  
10' 3" x 10' 3"  
9 m<sup>2</sup>
- En Suite**  
2210mm x 2122mm  
7' 3" x 7' 0"  
4 m<sup>2</sup>
- Master Bedroom**  
4132mm x 4585mm  
13' 7" x 15' 1"  
16 m<sup>2</sup>



## GROUND FLOOR

- Kitchen / Dining**  
8460mm x 3005mm  
27' 9" x 9' 10"  
25 m<sup>2</sup>
- Living Room**  
2948mm x 5163mm  
9' 8" x 16' 11"  
15 m<sup>2</sup>
- WC**  
900mm x 2043mm  
2' 11" x 6' 8"  
2 m<sup>2</sup>



REDE

A stunningly spacious four bedroom detached house with integral garage. A lengthy hallway leads to a large lounge and WC. A full width kitchen diner to the rear of the property leads to french doors accessing the garden. To the first floor there are four sizable bedrooms, master with en-suite and a family bathroom.

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W  
WYNARD HOMES



Book your exclusive appointment to view our show home  
and discuss your individual requirements.  
Call 07752 446479 or email: [sales@wynyard-homes.co.uk](mailto:sales@wynyard-homes.co.uk)





For all sales enquiries please call 07752 446479.  
Towerburn View, Grange Road, Shilbottle NE66 2XN.

Head Office: Wynyard Park House, Wynyard Business Park,  
Wynyard, Stockton-on-Tees, Billingham TS22 5TB.

[wynyard-homes.co.uk](http://wynyard-homes.co.uk)

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