

THE  
*Steadings*  
ALNWICK



WYNYARD HOMES

# THE Steadings

ALNWICK

Nestled in the heart of Northumberland, Alnwick is surrounded by breathtaking countryside and is just a short drive from stunning beaches like Alnmouth and Bamburgh. Here, residents can enjoy leisurely walks and hikes, including excursions in the nearby Northumberland National Park, which offers serene spots for relaxation and family outings.

Perfectly situated close to the bustling town centre, The Steadings provides easy access to Alnwick's amenities and facilities. Discover a variety of shops, restaurants, and cafes catering to all tastes and preferences. Explore local markets and independent boutiques for unique shopping experiences and enjoy the abundance of high-quality local produce. The town's educational facilities, including well-regarded

schools ensure that residents have access to good educational opportunities. Alnwick beautifully blends historical charm, natural beauty and modern conveniences with a strong sense of community. In addition to its unspoiled landscapes, the area features long sandy beaches, the Simonside and Cheviot hills, well-preserved medieval castles, The Alnwick Garden, and several National Trust properties.



The Alnwick Garden

For commuters, the A1 is conveniently nearby, providing quick connections to Newcastle and beyond. This allows residents to enjoy a tranquil, small-town lifestyle while remaining within easy reach of urban amenities and employment opportunities.

Rail and bus services offer additional transport links, and Newcastle Airport is just 45 minutes away. Experience the perfect balance of country living and modern convenience at The Steadings in Alnwick.



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.

## THE Steadings ALNWICK



- THE BARRASFORD
- THE GLANTON
- THE HAREHAUGH
- THE LEIGHTON
- THE MIDDLETON
- THE WITTINGTON

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.



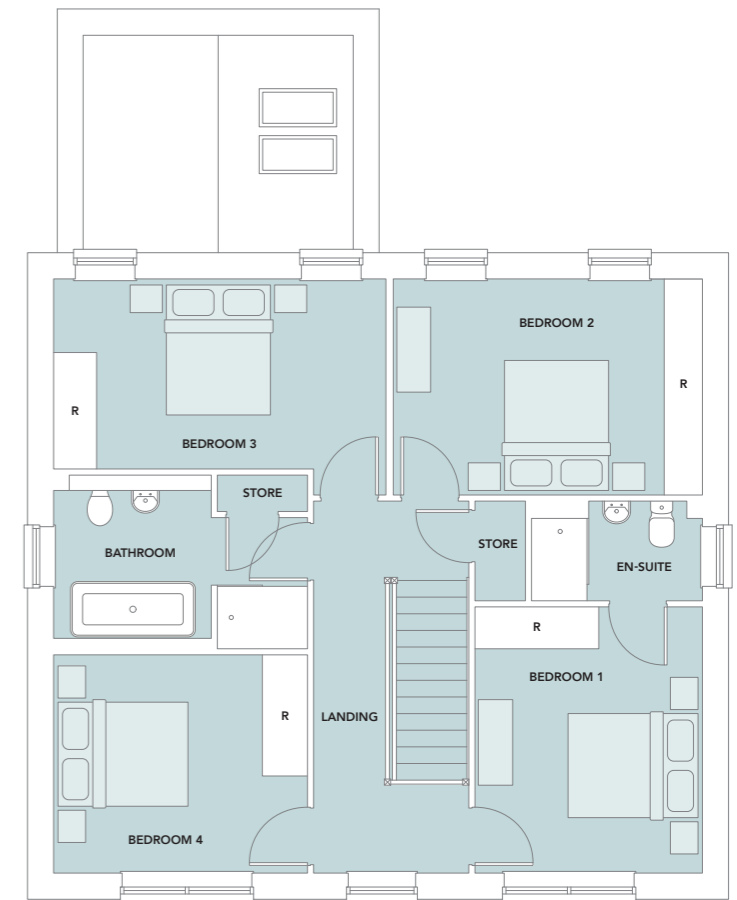
A beautiful four bedroom detached house with a detached garage. A large hallway leads to a spacious front-facing lounge. A spacious open plan kitchen/dining area features a snug with french doors accessing the garden. To the first floor there are four sizable bedrooms, master with en-suite, and a large family bathroom.

## BARRASFORD



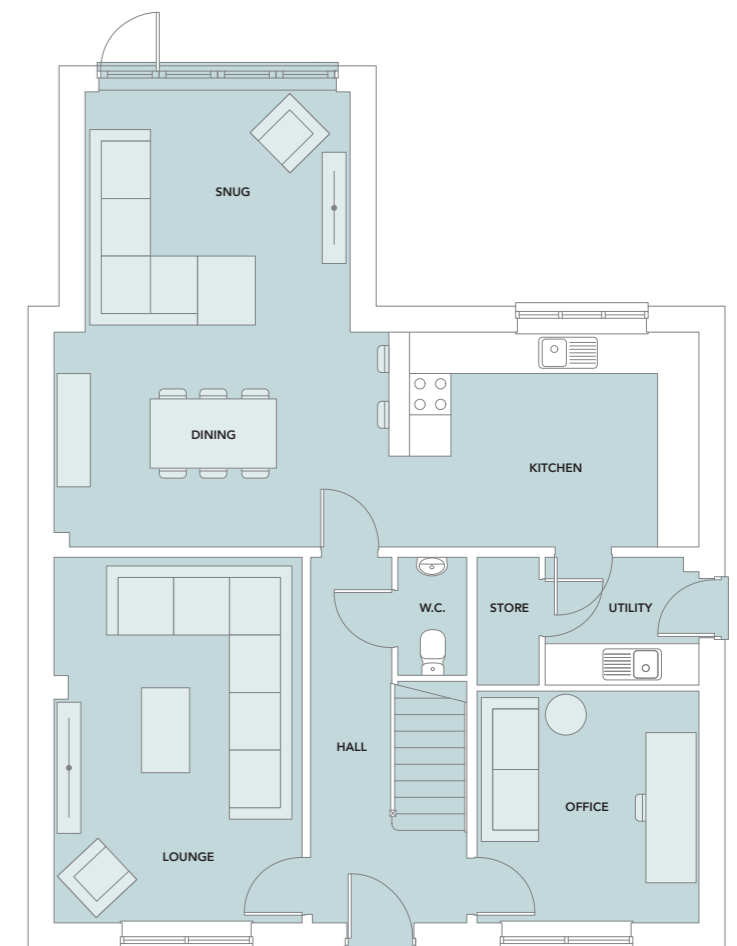
### FIRST FLOOR

- Master**  
3282mm x 3841mm  
10' 9" x 12' 7"  
12m<sup>2</sup>
- En Suite**  
2502mm x 1438mm  
8' 2" x 4' 8"  
3.5m<sup>2</sup>
- Bedroom Two**  
4460mm x 3117mm  
14' 7" x 10' 2"  
13m<sup>2</sup>
- Bedroom Three**  
4794mm x 2743mm  
15' 8" x 9' 0"  
12m<sup>2</sup>
- Bedroom Four**  
3662mm x 3149mm  
12' 0" x 10' 4"  
11m<sup>2</sup>
- Bathroom**  
2356mm x 3662mm  
7' 8" x 12' 0"  
8m<sup>2</sup>



### GROUND FLOOR

- Office**  
3220mm x 3363mm  
10' 6" x 11'  
11m<sup>2</sup>
- Hall**  
1948mm x 5355mm  
6' 4" x 17' 6"  
10m<sup>2</sup>
- Lounge**  
3600mm x 5305mm  
11' 9" x 17' 4"  
19m<sup>2</sup>
- Kitchen / Snug**  
9360mm x 3117mm  
30' 8" x 10' 2"  
28m<sup>2</sup>
- Dining**  
3898mm x 3488mm  
12' 9" x 11' 5"  
13m<sup>2</sup>
- WC**  
1038mm x 1619mm  
3' 4" x 5' 3"  
1.5m<sup>2</sup>

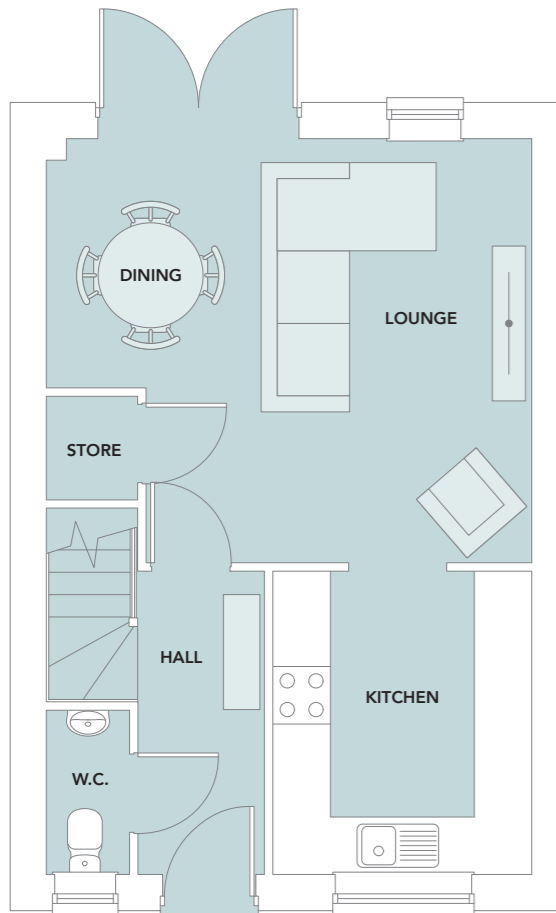


Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, 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

- Master**  
5062mm x 3084mm  
16' 7" x 10' 1"  
15m<sup>2</sup>
- Bedroom Two**  
2741mm x 4500mm  
8' 11" x 14' 9"  
12m<sup>2</sup>
- Bathroom**  
2220mm x 2000mm  
7' 3" x 6' 6"  
4.5m<sup>2</sup>



### GROUND FLOOR

- Kitchen**  
2700mm x 3163mm  
8' 10" x 10' 4"  
8m<sup>2</sup>
- WC**  
951mm x 1328mm  
3' 1" x 4' 4"  
1m<sup>2</sup>
- Hall**  
1344mm x 3163mm  
4' 4" x 10' 4"  
4m<sup>2</sup>
- Lounge**  
2295mm x 4422mm  
7' 6" x 14' 6"  
10m<sup>2</sup>
- Dining**  
2137mm x 2625mm  
7' 0" x 8' 7"  
5.5m<sup>2</sup>



GLANTON

A beautiful two bedroom terrace house with driveway. The hallway leads to a spacious open plan kitchen/lounge/dining space. French doors to the rear dining area accessing the garden. The ground floor benefits from WC off the hall. To the first floor there are two sizable bedrooms and bathroom.

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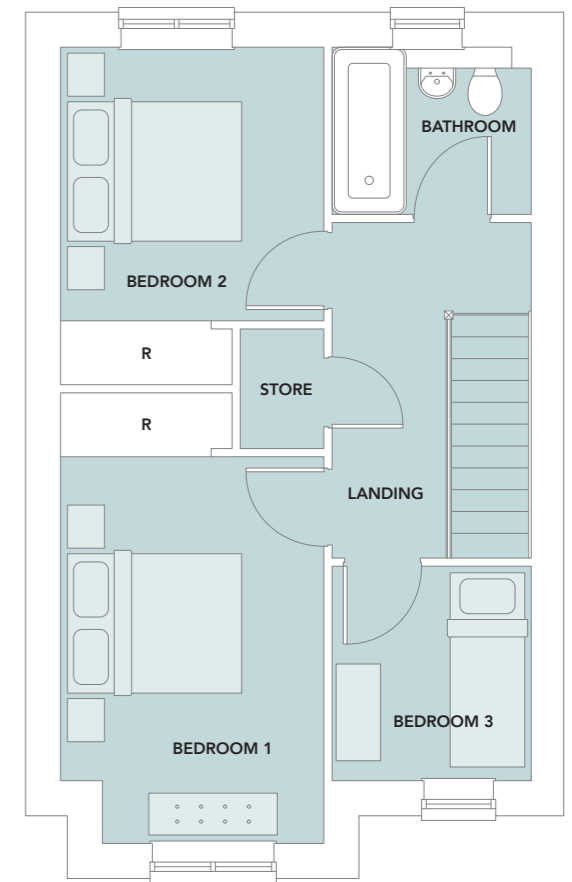
An impressive three bedroom semi-detached house. Door from entrance leads to a spacious front-facing lounge and kitchen/dining space. French doors opening to the rear of the property. The ground floor benefits from WC off the hall. To the first floor there are three sizable bedrooms, and a family bathroom.

## HAREHAUGH



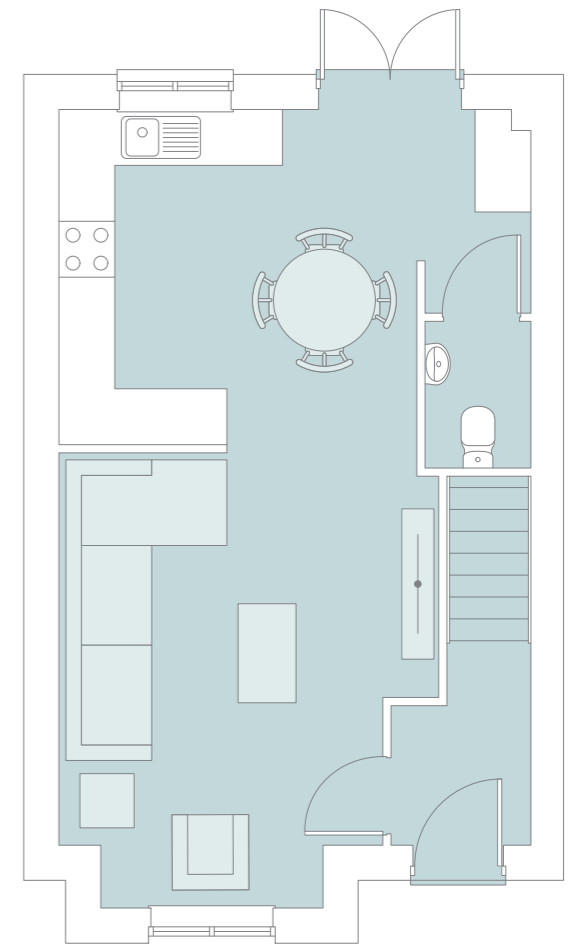
### FIRST FLOOR

- Master**  
2835mm x 4851mm  
9' 3" x 15' 11"  
13.5m<sup>2</sup>
- Bedroom Two**  
2835mm x 3634mm  
9' 3" x 11' 11"  
10m<sup>2</sup>
- Bedroom Three**  
2144mm x 2039mm  
7' 0" x 6' 8"  
4m<sup>2</sup>
- Bathroom**  
2145mm x 1800mm  
7' 0" x 5' 10"  
4m<sup>2</sup>

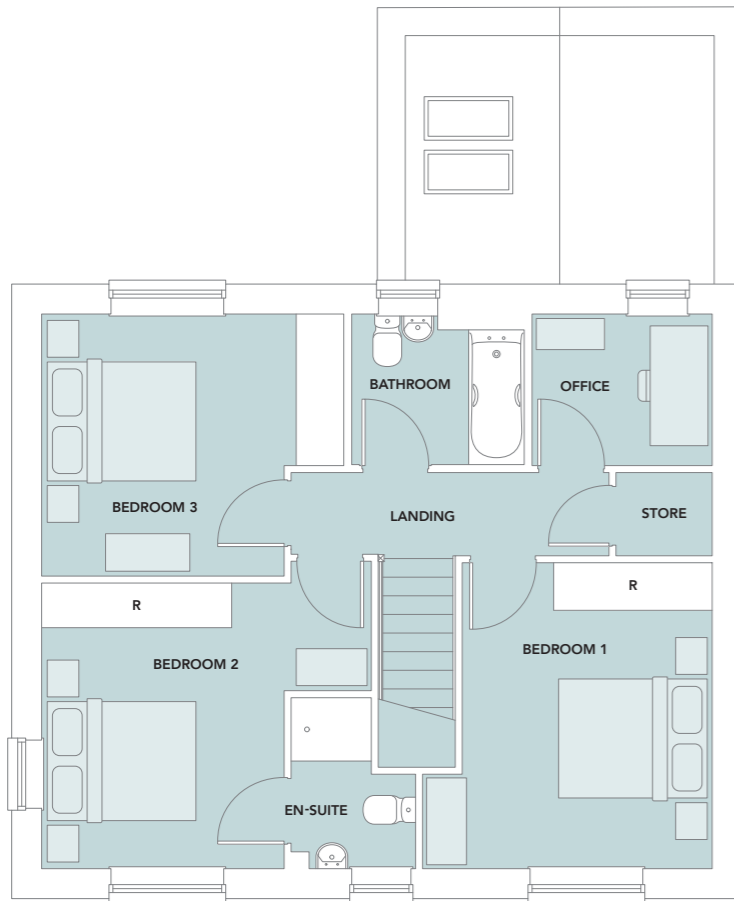


### GROUND FLOOR

- Hall**  
1476mm x 1498mm  
4' 10" x 4' 11"  
2m<sup>2</sup>
- Lounge**  
4078mm x 4887mm  
13' 4" x 16' 0"  
19m<sup>2</sup>
- WC**  
910mm x 1663mm  
2' 11" x 5' 5"  
1.5m<sup>2</sup>
- Kitchen / Dining**  
5069mm x 3598mm  
16' 7" x 11' 9"  
17.5m<sup>2</sup>



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## FIRST FLOOR

### Master

3654mm x 3860mm  
11' 11" x 12' 7" / 13.5m<sup>2</sup>

### En Suite

1709mm x 2157mm  
5' 7" x 7' 0" / 3.5m<sup>2</sup>

### Bedroom Two

4209mm x 3604mm  
13' 9" x 11' 9" / 15m<sup>2</sup>

### Bedroom Three

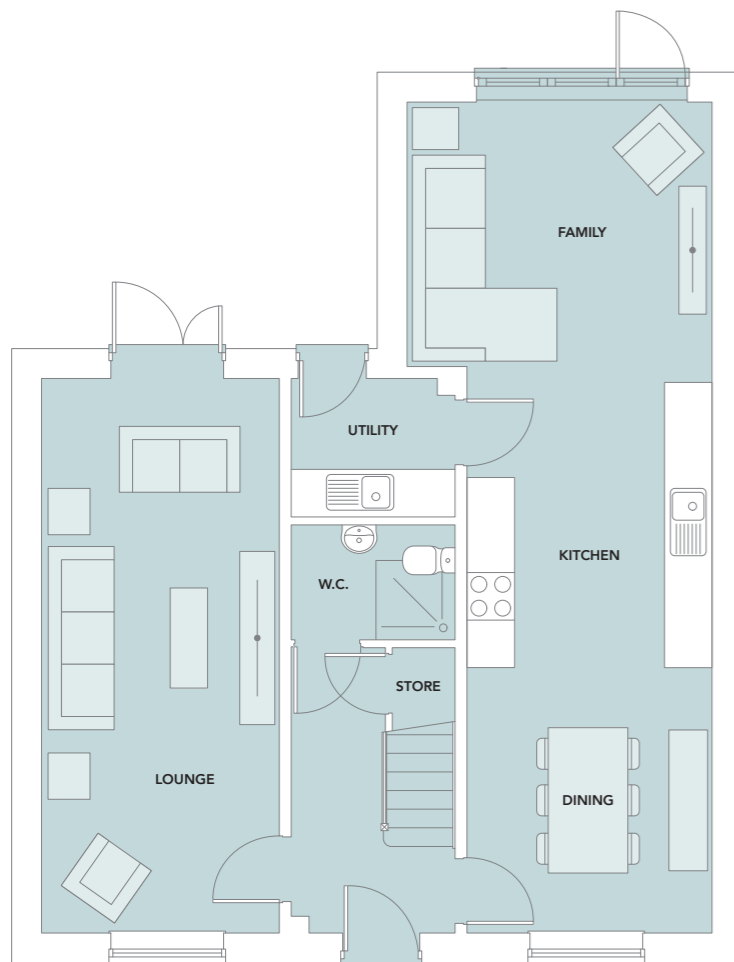
3812mm x 3305mm  
12' 6" x 10' 10" / 12.5m<sup>2</sup>

### Bathroom

2176mm x 1900mm  
7' 1" x 6' 2" / 4m<sup>2</sup>

### Office

2272mm x 1912mm  
7' 5" x 6' 3" / 4m<sup>2</sup>



## GROUND FLOOR

### Lounge

3000mm x 6998mm  
9' 10" x 22' 11" / 20m<sup>2</sup>

### Dining

3092mm x 3337mm  
10' 1" x 10' 11" / 10m<sup>2</sup>

### Kitchen

3092mm x 3810mm  
10' 1" x 12' 6" / 11m<sup>2</sup>

### Family

3848mm x 3338mm  
12' 7" x 10' 11" / 12.5m<sup>2</sup>

### WC

2068mm x 1450mm  
6' 9" x 4' 9" / 3m<sup>2</sup>

### Utility

2068mm x 1747mm  
6' 9" x 5' 8" / 3.5m<sup>2</sup>



# LEIGHTON

  
WYNYARD HOMES

A spacious three bedroom detached house with detached garage. A large hallway leads to a full length lounge to the left, and a full length kitchen/dining/family space to the right, with utility off the kitchen. French doors from the family space open to the rear of the property. To the first floor there are three sizable bedrooms, master with en-suite, an office, and a family bathroom.

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A beautiful three bedroom detached house with integral garage. Beyond the lobby is a large living room, and ground floor WC. The hall leads to the full width kitchen/dining area with french doors accessing the garden. To the first floor there are three sizable bedrooms, master with en-suite and a family bathroom.

## MIDDLETON



### FIRST FLOOR

**Master**

4312mm x 4212mm  
14' 1" x 13' 9"  
18m<sup>2</sup>

**En Suite**

2123mm x 2075mm  
6' 11" x 6' 9"  
4m<sup>2</sup>

**Bedroom Two**

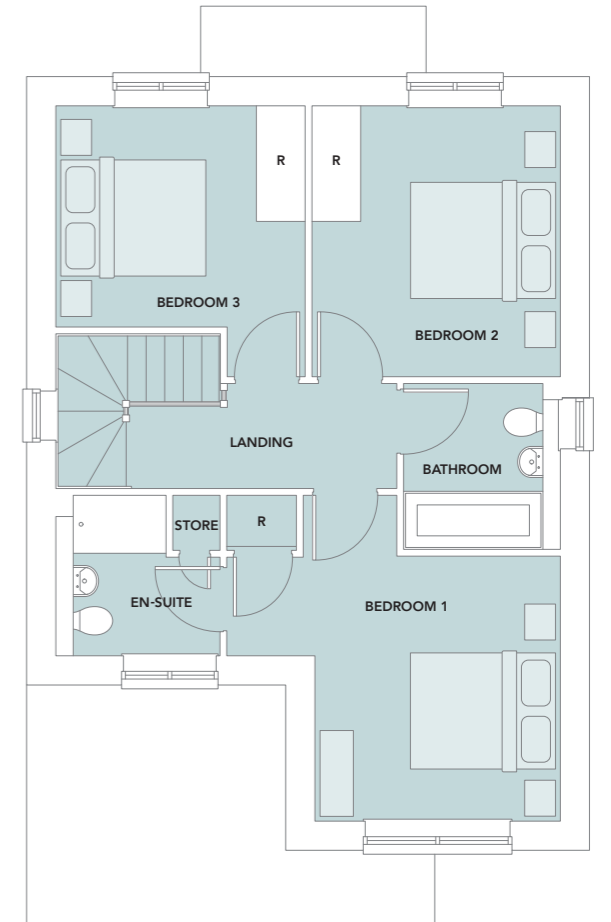
3211mm x 3527mm  
10' 6" x 11' 6"  
11m<sup>2</sup>

**Bedroom Three**

3226mm x 3502mm  
10' 7" x 11' 5"  
11m<sup>2</sup>

**Bathroom**

2026mm x 2145mm  
6' 7" x 7' 7"  
4m<sup>2</sup>



### GROUND FLOOR

**Garage**

3250mm x 5950mm  
10' 8" x 19' 6"  
19m<sup>2</sup>

**Hall**

2160mm x 1075mm  
7' 1" x 3' 6"  
2m<sup>2</sup>

**Living**

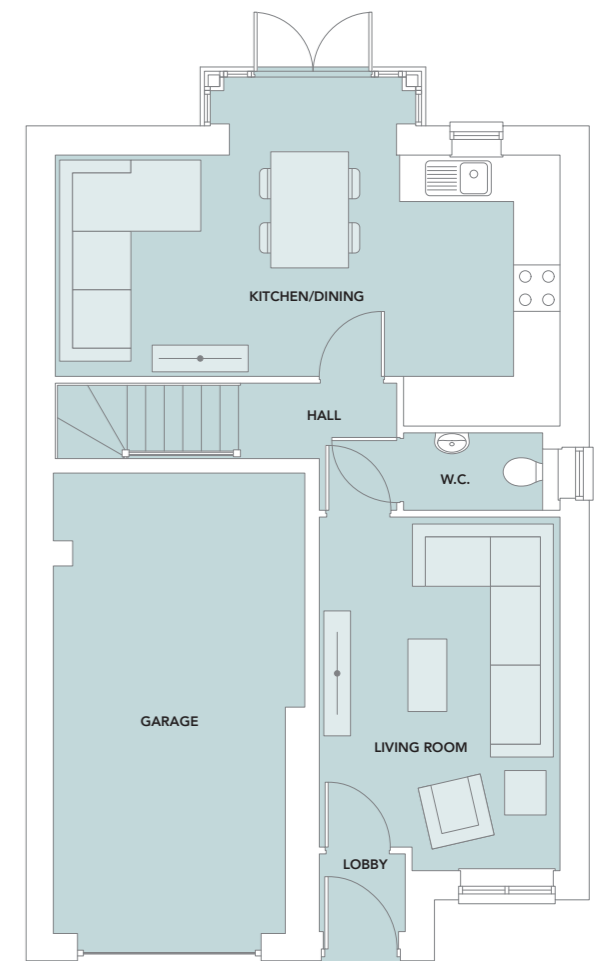
3110mm x 4570mm  
10' 2" x 4' 11"  
14m<sup>2</sup>

**WC**

2022mm x 1000mm  
6' 7" x 3' 3"  
2m<sup>2</sup>

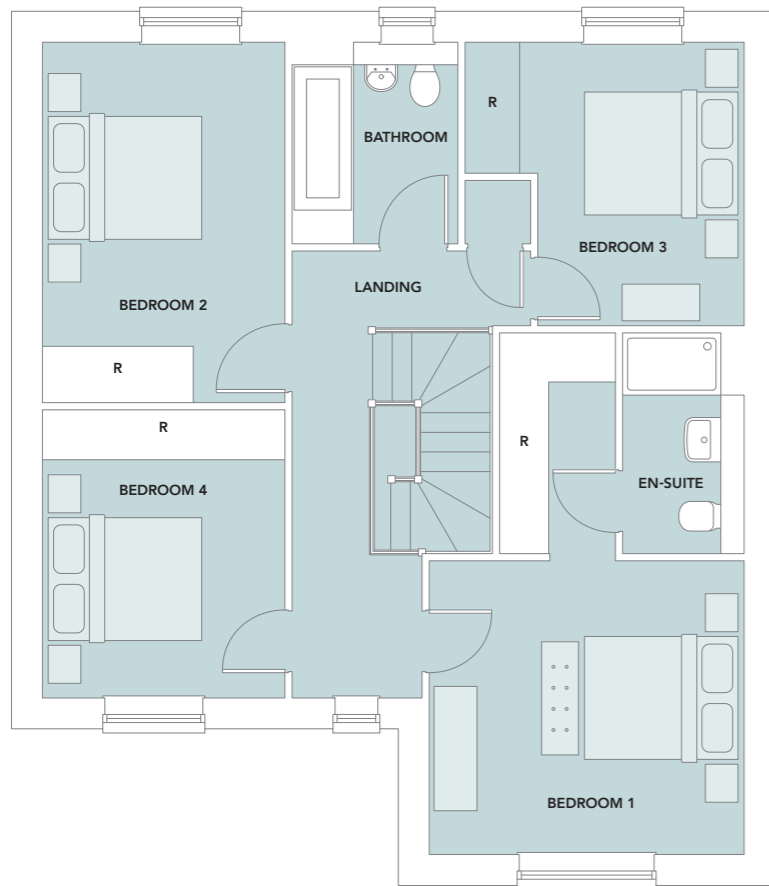
**Kitchen / Dining / Family**

6523mm x 3502mm  
21' 4" x 11' 5"  
23m<sup>2</sup>



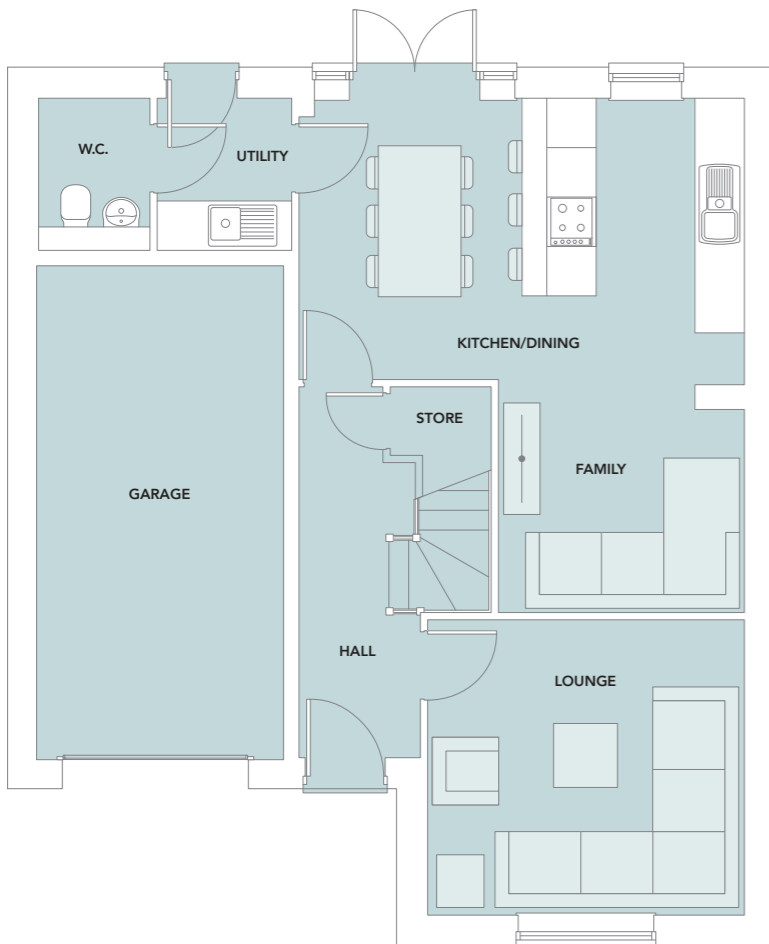
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## FIRST FLOOR

- Master**  
3873mm x 3588mm  
12' 8" x 11' 9" / 13m<sup>2</sup>
- En Suite**  
1522mm x 2697mm  
4' 11" x 8' 10" / 4m<sup>2</sup>
- Robes**  
1440mm x 1651mm  
4' 8" x 5' 5" / 2m<sup>2</sup>
- Bedroom Two**  
2693mm x 3520mm  
8' 10" x 11' 6" / 9m<sup>2</sup>
- Bedroom Three**  
2693mm x 4403mm  
8' 10" x 14' 5" / 11m<sup>2</sup>
- Bedroom Four**  
3395mm x 3463mm  
11' 1" x 11' 4" / 11m<sup>2</sup>
- Bathroom**  
2025mm x 2463mm  
6' 7" x 8' 0" / 5m<sup>2</sup>



## GROUND FLOOR

- Garage**  
3250mm x 6000mm  
10' 7" x 19' 8" / 19m<sup>2</sup>
- Hall**  
1998mm x 1601mm  
6' 6" x 5' 3" / 3m<sup>2</sup>
- Lounge**  
3848mm x 3588mm  
12' 7" x 11' 9" / 13m<sup>2</sup>
- Family**  
2988mm x 2830mm  
9' 9" x 9' 3" / 8m<sup>2</sup>
- Kitchen**  
2700mm x 3147mm  
8' 10" x 10' 3" / 8m<sup>2</sup>
- Dining**  
2710mm x 3147mm  
8' 10" x 10' 3" / 8m<sup>2</sup>
- WC**  
1353mm x 1847mm  
4' 5" x 6' 0" / 2m<sup>2</sup>
- Utility**  
1634mm x 1848mm  
5' 4" x 6' 0" / 3m<sup>2</sup>



# WHITTINGTON

A spacious four bedroom detached house with integral garage. A large hallway leads into the front facing lounge and to the staircase. French doors from the rear kitchen/dining area access the garden. The ground floor benefits from a WC and utility. To the first floor there is a family bathroom, and three sizable bedrooms, the master with ensuite.



Book your exclusive appointment to view our show home  
and discuss your individual requirements.  
Call 07745 739819 or email: [sales@wynyard-homes.co.uk](mailto:sales@wynyard-homes.co.uk)

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