



UPLAND VIEW

CATTON | NORTHUMBERLAND





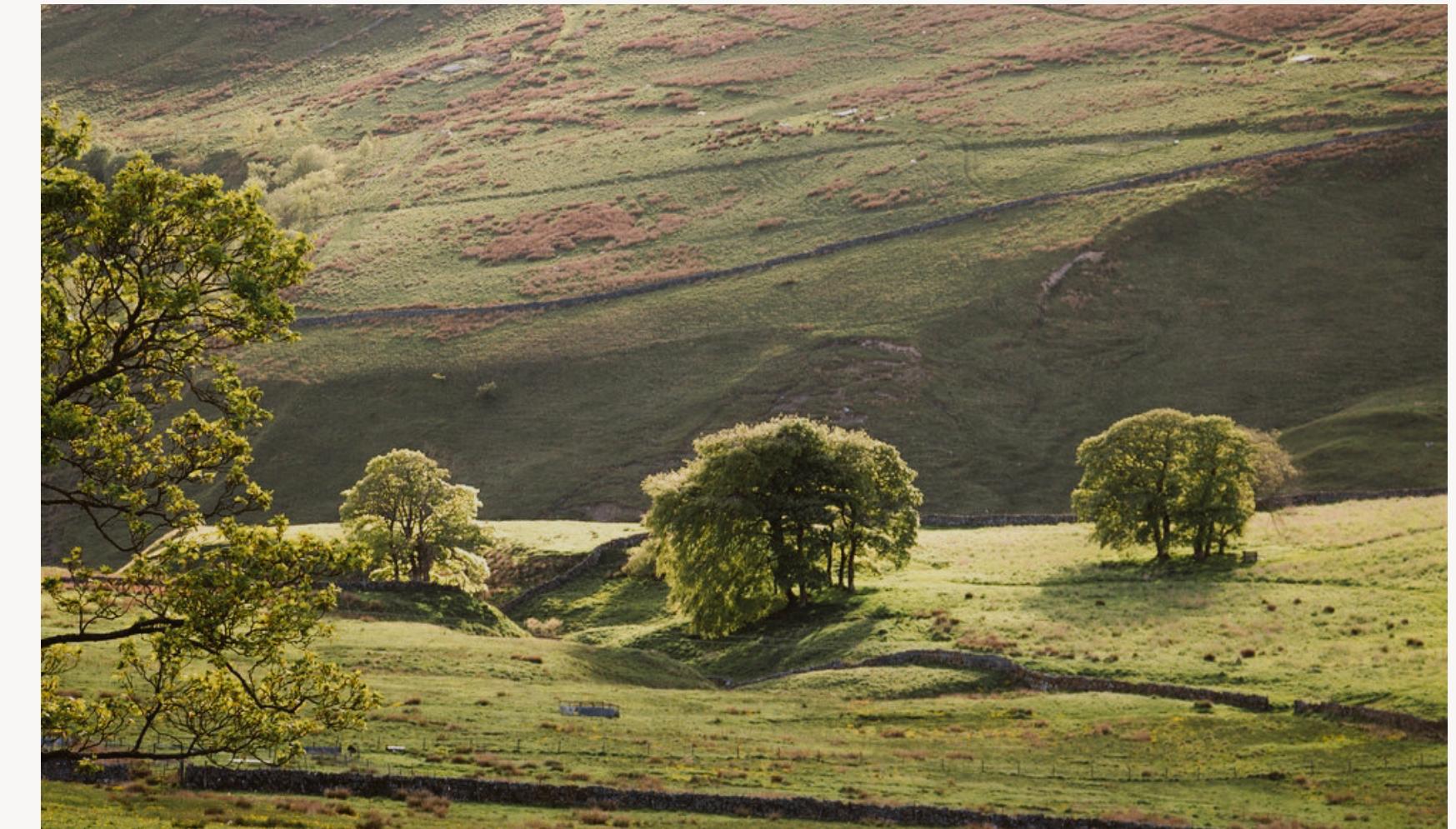
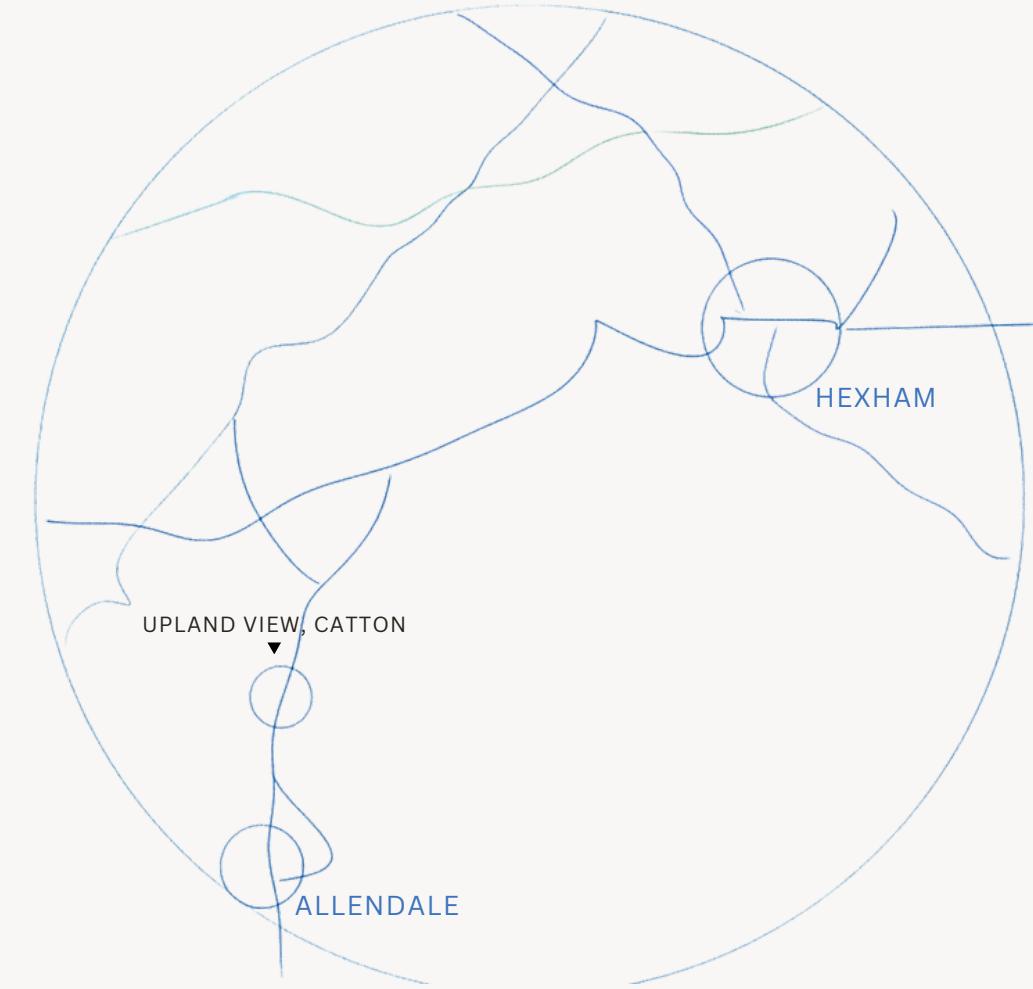
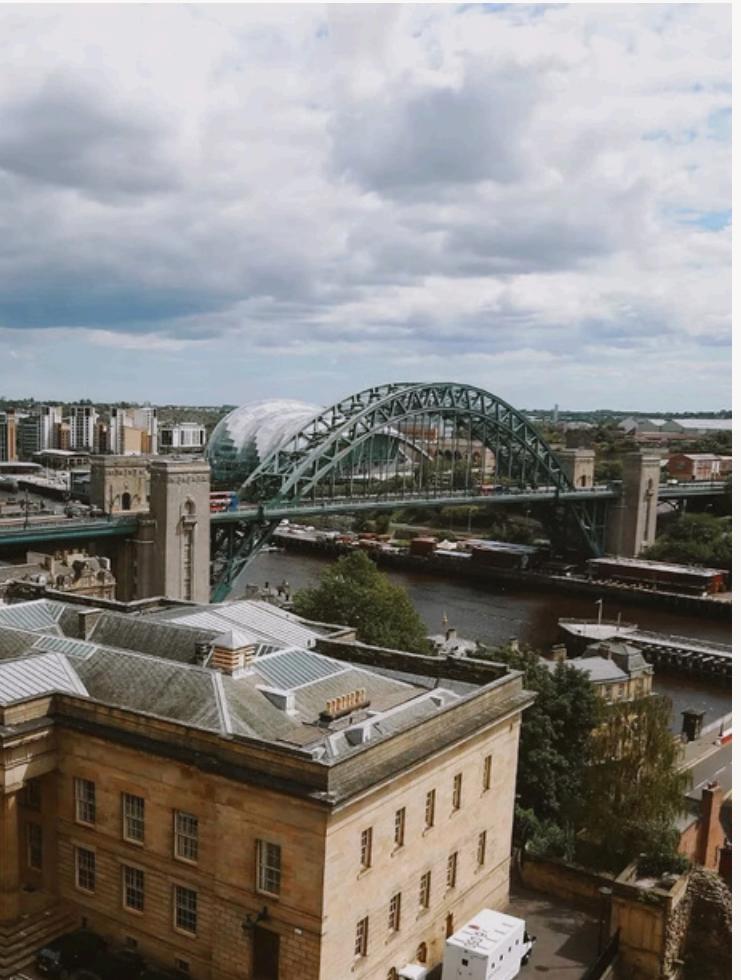
Situated in the picturesque village of Catton in the heart of the Allen Valley, in an area of outstanding natural beauty; **Upland View** is an extraordinary development where modern elegance meets rural charm.

Designed by the Award Winning architects Elliot Architects in Hexham, Upland view presents the opportunity for a lasting, quality home.

Upland View comprises of three, 2142sqft, four bedroom homes. All with unique design features, whilst ensuring the same meticulous attention to detail. The combination of earthy stone and warm timber cladding construction creates a harmonious blend between the homes' exterior and it's natural surroundings.

Each home boasts striking architectural elements, featuring high ceilings and expansive vaulted spaces that create an airy and open ambiance. Natural light floods the interior through oversized skylights and generously sized windows, illuminating every corner with a warm, inviting glow.





Catton is a picturesque village nestled in the heart of Northumberland, England, located just 1.5 miles from Allendale and 9 miles from Hexham town.

For those who commute, the A69, A1, A1(M), and M6 highways offer connections to major business hubs in the North, while East and West Coast railway services are accessible from Hexham. The city of Newcastle upon Tyne, complete with an international airport, can be reached within 40 minutes.



ABOUT CATTON, HEXHAM.

Catton is a quaint village nestled in untouched countryside, located within the Allendale parish in Northumberland. It is situated between Allendale and Hexham. Catton boasts a village pub that serves great homemade food..

Allendale, on your doorstep offers bistro-pubs, a primary school rated highly by Ofsted, a golf course, a football club, a cricket club, a bowling club, tennis courts, a badminton club, and numerous other clubs and societies.

Additionally, Allendale features a supermarket, butcher shops, craft stores, a pharmacy, doctor's surgery and charming tea rooms.

Hexham, the closest town, is a large historic market town in Northumberland. It's rich history, characterised by the stunning Hexham Abbey and historic streets, creates a sense of timelessness, and draws a lot of attraction to the town.

Hexham, voted the happiest place to live in Britain, in 2019 and 2021, boasts a strong sense of community, with frequent local events and an extremely welcoming atmosphere.

There are several primary and secondary schools in Hexham, in particular Hexham Middle School and Queen Elizabeth High School providing education from children aged 8-18, being newly developed with extensive sports facilities. There are also options for private school; the closest in proximity being Mowden Hall just off the A69. There are also coaches for pick ups to all Private Schools in Newcastle upon Tyne from Hexham. Families find it to be an extremely fitting place to raise children, with access to quality education options.

Hexham has a range of amenities, including shops, restaurants, and healthcare facilities, making it extremely convenient for daily living. You'll find both independent businesses and larger chains in the town. From grocers and butchers selling locally sourced goods, to Waitrose and Marks & Spencers Food Hall; Hexham has it all.

The town has good transport links, with a railway station connecting it to Newcastle and Carlisle. The A69 road also provides easy access to nearby cities such as Newcastle in 40 minutes, and the rest of Northumberland. Newcastle International Airport is under 40 minutes away.

With a lower cost of living compared to larger cities and a reputation for safety, [Hexham is a](#) tranquil, idyllic place to call home, appealing to those seeking a peaceful yet culturally rich lifestyle.

LOFTUS HOUSE



These spaces are designed with a palette of soothing neutral colours and inviting textures, to create a comfortable and stylish atmosphere. The use of aluminium bifold doors and ample windows offer unobstructed views of the Allen Valley, allowing for indoor-outdoor living and a serene space to relax.

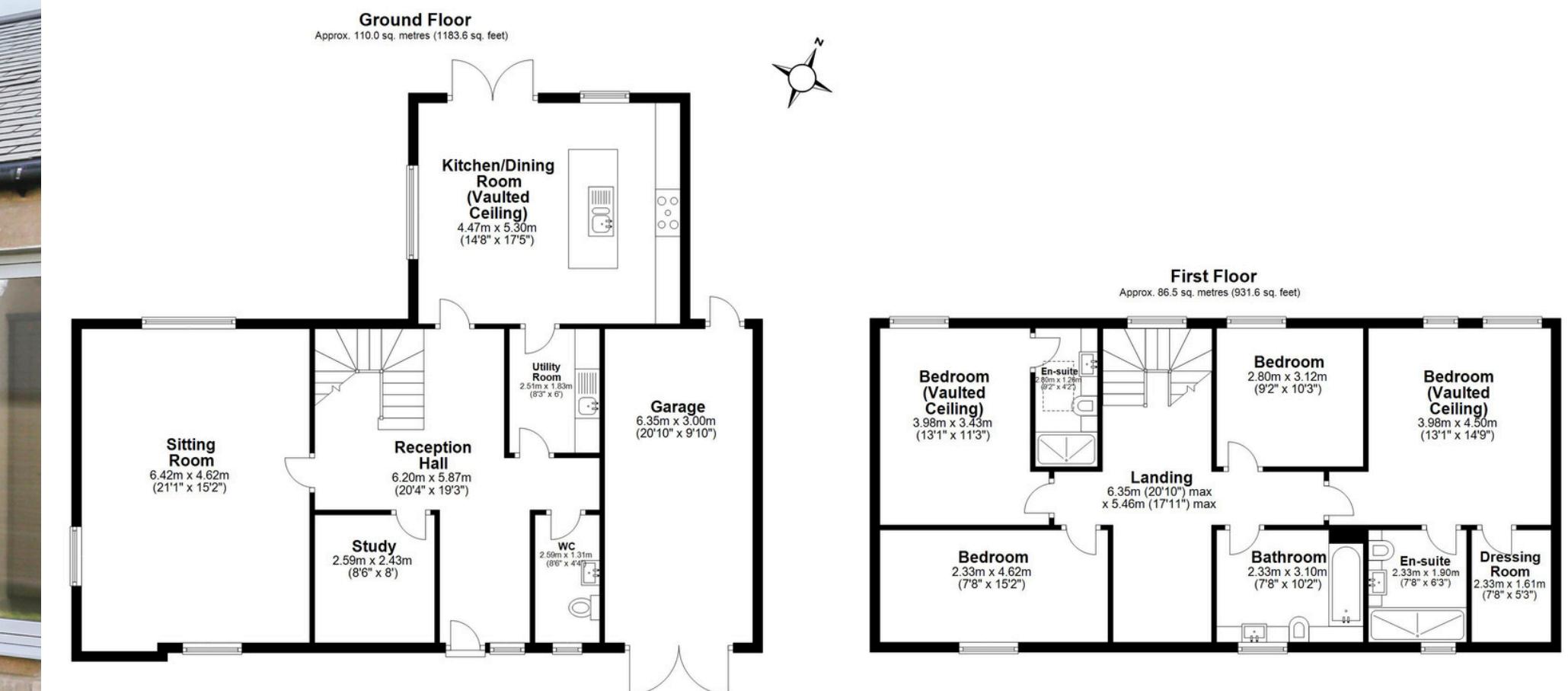




Experience luxury living with thoughtfully designed, handmade kitchens, all with Bosch appliances. Neutral bespoke cabinets and worktops offer style and function, creating a seamless fusion that is modern yet timeless. These kitchens are sanctuaries of inspiration and culinary creativity, representing the perfect marriage of design, technology, and sophistication for homeowners who demand the very best.



LOFTUS HOUSE



Ground Floor

Sitting Room – 6.42m x 4.62m
 Kitchen/Dining – 4.47m x 5.30m
 Study – 2.59m x 2.43m
 Utility – 2.51m x 1.83m
 WC – 2.59m x 1.31m
 Garage – 6.35m x 3.00m

First Floor

Master Bedroom – 3.98m x 4.50m
 En-suite – 2.33m x 1.90m
 Dressing – 2.33m x 1.61m
 Bedroom Two – 3.98m x 3.43m
 En-suite – 2.80m x 1.26m
 Bedroom Three – 2.33m x 4.62m
 Bedroom Four – 2.80m x 3.12m
 Bathroom – 2.33m x 3.10m



ENDERBY CHASE





Experience ultimate luxury and tranquility in the master bedroom suite, featuring vaulted ceilings and breathtaking countryside views. The ensuite bathroom is a private oasis, and the walk-in wardrobe offers ample space for your personal style.



All houses benefit from two en-suites, one family bathroom, and a downstairs WC. With contemporary porcelain tiles, RAK ceramics cabinetry, and GROHE brassware, you can be sure your bathroom is finished to the highest quality.





ENDERBY CHASE



Total area: approx 193.8 sq. metres (2086.5 sq. feet)

UNIT 3 – UPLAND VIEW, CATTON

Ground Floor

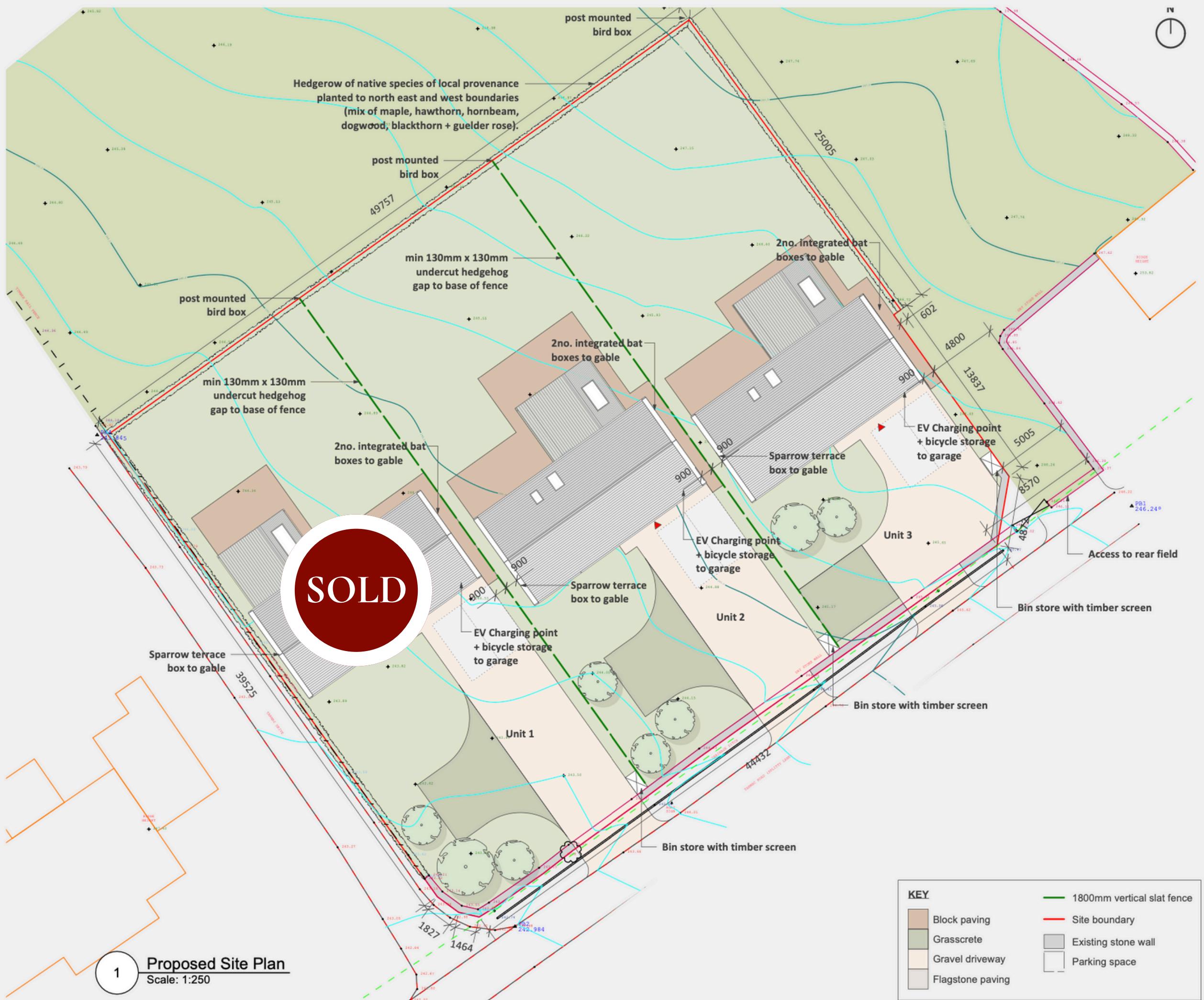
Sitting Room – 6.42m x 4.62m
 Kitchen/Dining – 4.52m x 5.26m
 Study – 2.59m x 2.43m
 Utility – 2.51m x 1.83m
 WC – 1.75m x 1.31m
 Garage – 6.35m x 3.00m

First Floor

Master Bedroom – 3.98m x 4.50m
 En-suite – 2.33m x 1.90m
 Dressing – 2.33m x 1.61m
 Bedroom Two – 3.98m x 3.43m
 En-suite – 2.80m x 1.26m
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Rugged stone walls provide a sturdy and enduring foundation, while the timber accents add a touch of rustic warmth. Together, these elements create an inviting and cozy retreat, perfectly suited for embracing the scenic beauty of the countryside.





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S P E C I F I C A T I O N

K I T C H E N S

- Bespoke & hand-made, shaker style kitchen
- Hand sprayed in a pebble grey
- Quartz worktops
- Bosch appliances
- LED strip lighting under cabinetry
- Garden Rooms
- XL frameless skylight
- Aluminium bi-fold doors to garden
- Vaulted ceiling

U T I L I T Y R O O M

- Full functional utility space with cabinetry to match kitchen.
- Sink unit
- Pre-plumbed space for washing machine & tumble dryer appliances (stacked)

B E D R O O M S

- Master bedroom to include fully fitted en-suite and space for a walk in wardrobe
- Second bedroom to include fully fitted en-suite
- Master and bedroom 2 vaulted ceiling
- Spotlights in corridors and bathrooms
- Single central pendant light to bedrooms

B A T H R O O M S & E N - S U I T E S

- Rak ceramics
- Grohe brassware
- Mains connection for illuminated mirrors
- Heated towel rails
- LED lighting under vanity units
- Shower screen enclosures or bath/shower units where applicable
- Tiled flooring and walls full height

F L O O R I N G

- Oak Camaro to the ground floor
- Bespoke, hand built oak staircase
- Bathrooms all tiled

E L E C T R I C A L

- Intruder alarm system
- Brushed steel switches and sockets
- LED downlights in corridors, bathrooms, kitchen & en-suites
- Central pendant light in bedrooms, living areas, study
- Feature pendants over kitchen islands/dining area
- Wall hung lights at front door area
- Internet points in every room
- Duct for electric gates to front of drive
- Driveway lighting
- Wiring for Solar for ease of future fit
- Wiring for sky for ease of future fit
- External lights front and back

H E A T I N G

- Air source heating system
- Underfloor heating upstairs and down
- Internet
- All units will benefit from fibre optic broadband direct to the properties

L A N D S C A P I N G & E X T E R N A L W O R K S

- Permeable block paving driveways
- Turfed gardens
- Trees planted in the front garden, rotovated soil/wildgrass to green areas
- Hedgerows and estate fencing to surround the property boundaries
- Patio tiling to the rear
- Rotovated soil/wildgrass to rear gardens
- Natural stone walling for retaining walls between units

M A T E R I A L S P A L E T T E - W A L L S

- Locally sourced random rubble stonework
- Timber cladding elements to be a natural larch

M A T E R I A L S P A L E T T E - R O O F S

- Natural Spanish Slate
- Black cast effect perimeter half-round guttering, with round section downpipes
- Electric opening skylights to main roof

M A T E R I A L S P A L E T T E -

W I N D O W S A N D E X T . D O O R S

- Flush casement timber effect UPVC windows in agate grey
- Timber clad up and over garage door
- Timber clad front door

G A R A G E S

- Integrated single garage with cycle storage and EV charging point

D E V E L O P M E N T I N F R A S T R U C T U R E / S E R V I C E S

- Mains electricity
- Mains water
- Mains sewage
- Surface water drainage systems
- Fibre optic broadband
- Tenure: freehold
- Individual access
- Bin store to bottom of driveway

W A R R A N T I E S

- 10 year structural warranty with ICW Specification
- Please note whilst all efforts have been made to ensure the accuracy of the information provided within this brochure, the particulars therein should be treated as a general guidance for information purposes and do not constitute a form of contract, part of a contract, nor a warranty.



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