

Specification

Buyers are invited to work with the architect and our interior designer to tailor the house to their taste and requirements. However, a standard specification is detailed below:

External

Walls and walling in local "Blackster" yellow sandstone
Traditional timber sliding sash windows
Timber and glass doors and french windows
Traditional slate roofing
Stone patios and paths
Large, private, open aspect gardens including parking and gated drives

Environmental

Gas central heating with 'A' Rated condensing boiler .
Low carbon gas powered tumble dryer and 'A' rated washing machine
Choice or combination of photo voltaic and hot water solar panels.
Low energy lighting to all areas
Rain water capture system

Kitchens

Choice of joinery shop built kitchens
40mm hardwood/granite work surfaces
'A' rated appliances to include fridge, freezer, dishwasher and gas powered range.
Hard wood or stone/porcelain tiled floors

Bathrooms

High specification porcelain fittings
Cast baths and Matki showers
Porcelain tiles to walls and floor

Walls

New gypsum plasterwork , painted
Painted or varnished redwood skirting and architraves

Flooring

Ground floors, carpeting or wood block
Upper floors, carpet or redwood pine flooring



How to get to South Farm



For further information

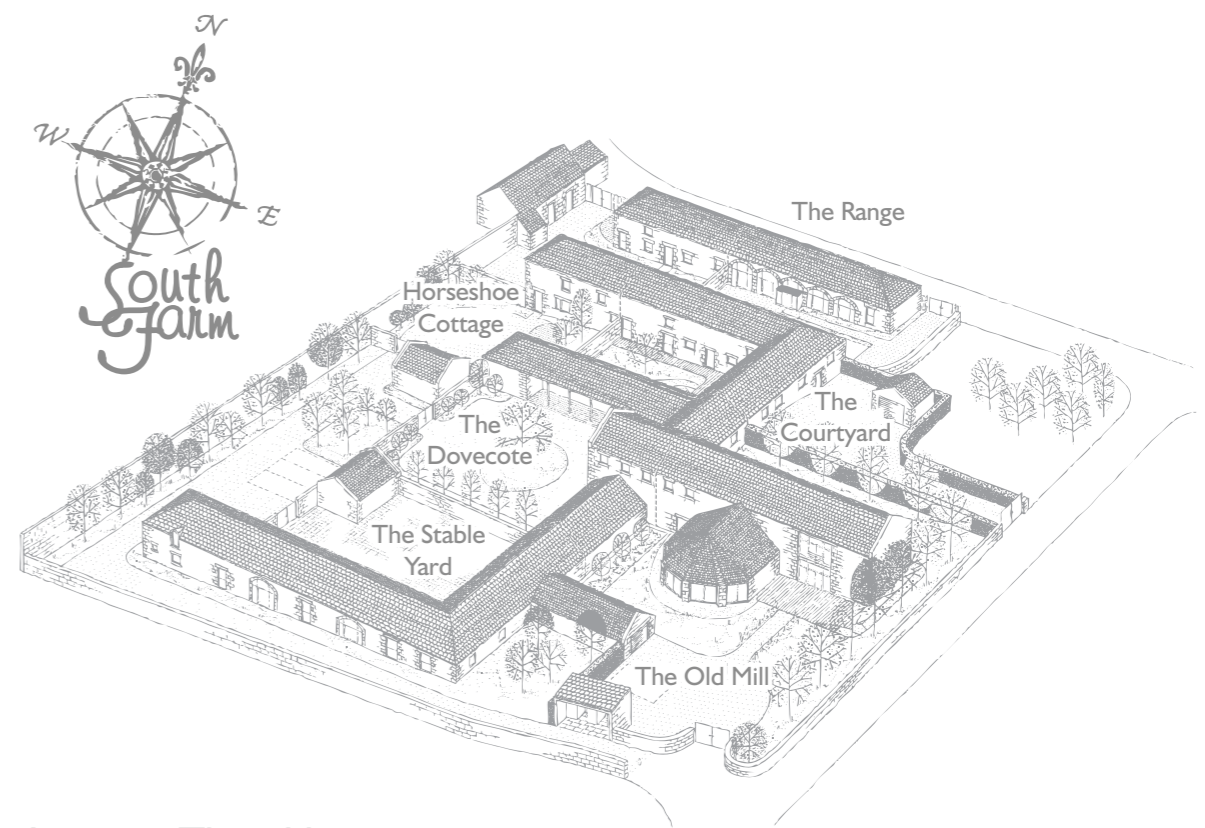
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A Luxury Development by Juice-DBT
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A new way of Living



Living in Throckley...

Situated on the Northern slope of the Tyne Valley, Throckley enjoys a unique position with the North Pennines to the west, the Cheviot Valley to the north and the route of Hadrian's Wall running through the village.

The Northumberland border is a mere 1.5 miles away, yet the vibrant city centre of Newcastle is only 15 minutes by car.

Commuting couldn't be easier; Newcastle's International airport is only 5 miles away and the nearby Western Bypass links destinations to the North, South and West.

With both the counties of Newcastle and Northumberland on your doorstep there is a wide range of schools and local facilities available, whilst the rural pubs and restaurants of several Northumberland and Tyne Valley villages are all within easy reach.

Home at South Farm...

Heritage and quality will be the key to the development of these 2-5 bedroom homes. Originally Built by the Greenwich Royal Maritime Trust in 1865 as a 'model farm', this beautiful collection of stone buildings is to be converted into a community of bespoke, luxury, country homes surrounded by woodland and open fields with views across the Tyne Valley. Situated on the edge of Newcastle's green belt, the site benefits from immediate access to bridleways and local footpaths which lead to the Riverside Country Park offering 200 acres of quiet open space along the banks of the river Tyne.

Each dwelling is full of character maintaining many of their original features; with vaulted ceilings, exposed stonework and original beams all of which show the development's rich heritage. Each property has a south facing private garden and dedicated parking spaces have been included in the landscaped grounds of the development.

If you have a grand design burgeoning you will be delighted to know that the chief architect working on the South Farm development is Christoph Oschatz of the award winning architectural design company Kiosk.

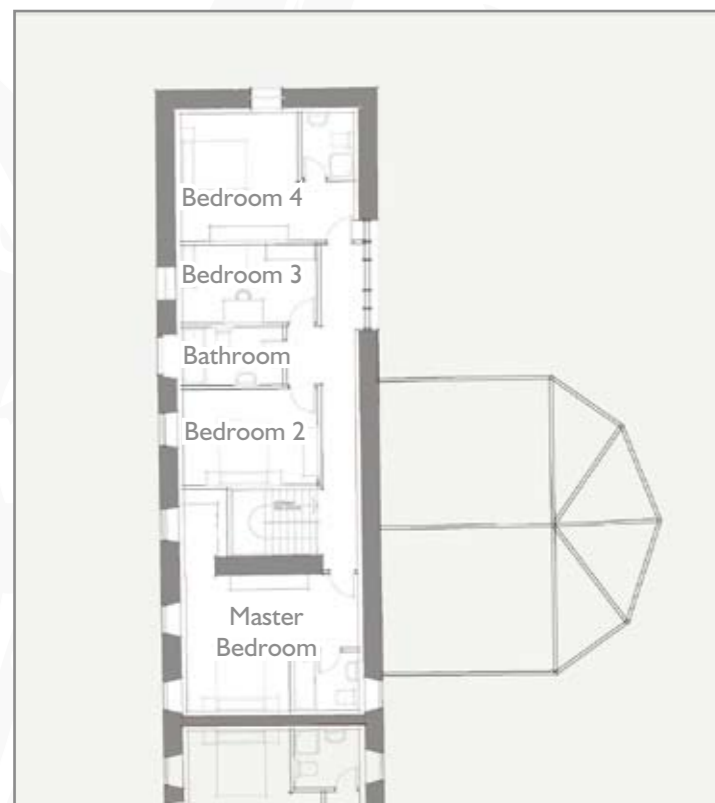


The Old Mill

The Old Mill offers a stunning family kitchen in the traditional Gin Gan. The addition of a separate dining room – opening to a wonderful outdoor space; spacious living room, separated by a sweeping staircase from further live space - which could easily flex to guest bedroom, study or home workspace including ensuite facilities and cloakroom; creates a ground floor living environment that is hard to match.

To the first floor you will find two ensuite bedrooms - the master also benefiting from a cleverly designed walk in wardrobe; plus a generous family bathroom and a further two bedrooms.

The Old Mill is presented with gardens, both to the front and rear, with ample private parking. Original timbers, vaulted ceilings and existing elements of traditional mill workings make this a truly unique home.



Approx. Measurements

Ground Floor	
Kitchen/Living	7.7m x 7.4m
Living	5.3m x 5.5m
Dining	5.2m x 4.1m
-storage	2.0m x 1.3m
Guest/Study/Office	5.3m x 3.9m
Storage	2.0m x 4.1m

First Floor	
Master Bedroom	5.2m x 4.1m
-ensuite bathroom	2.0m x 1.3m
-walk in wardrobe	2.0m x 1.3m
Bedroom 2	4.1m x 2.9m
Bedroom 3	4.1m x 2.4m
Bedroom 4	5.2m x 3.9m
-ensuite bathroom	4.1m x 2.4m
Bathroom	4.1m x 2.4m

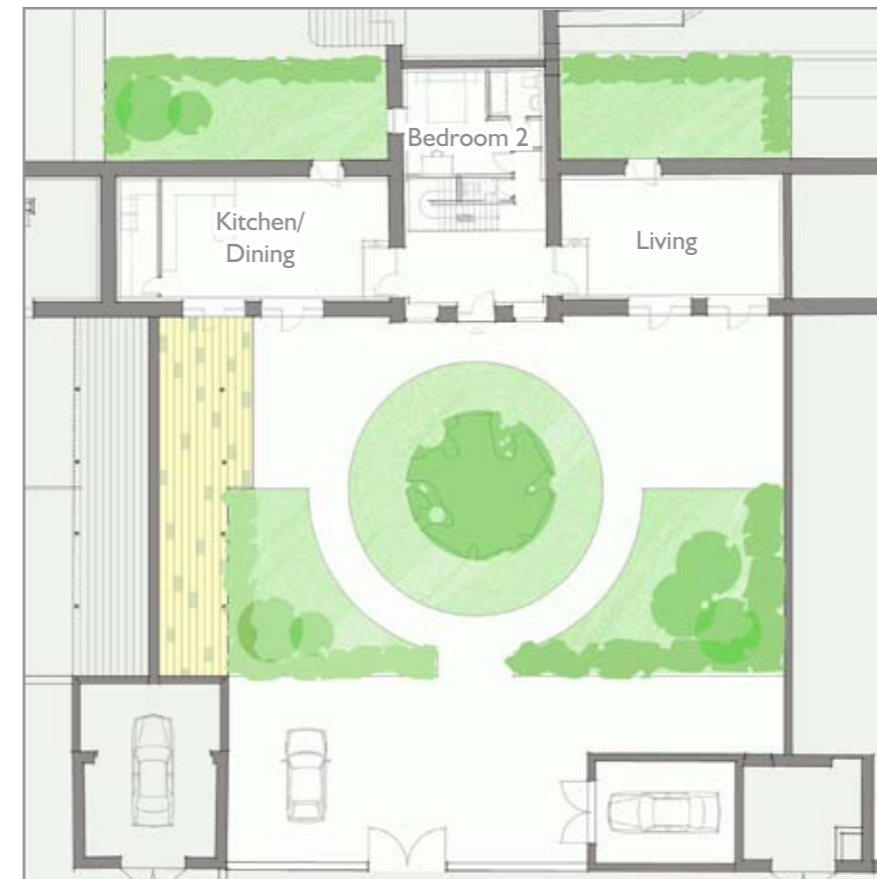
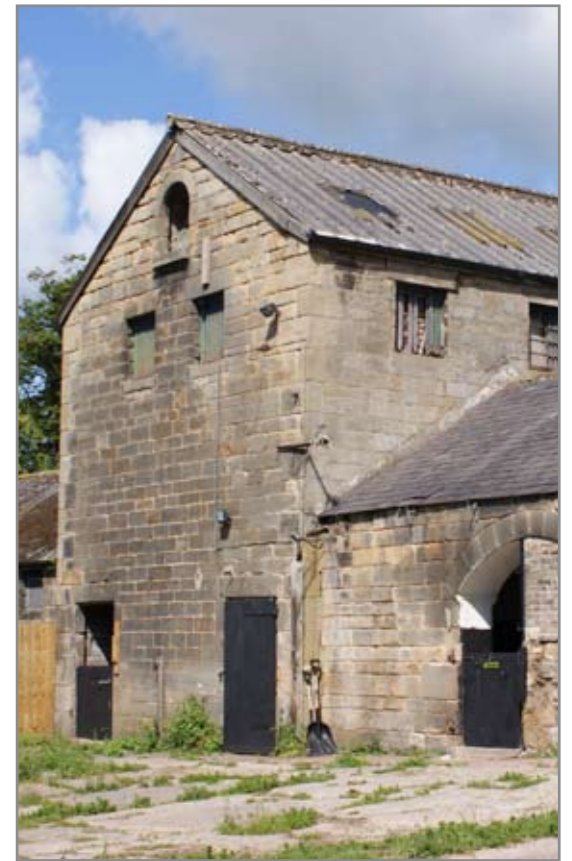
The Dovecote

Open the front door of The Dovecote and you will step into a beautiful entrance hall, with solid wood staircase sweeping away to the first floor.

On the ground floor, to the left of the staircase, take a step down to a spacious family kitchen/ dining room with discreet, separate utility room. The kitchen opens onto the Dovecote's rear garden, as does the elegant living room to the right of the main entrance. The ground floor even includes an en suite bedroom, snug or workspace, also with views of the private rear garden.

To the first floor, there are three generous bedrooms. The master, with full en suite and views to the front and rear; a third en suite bedroom and finally the fourth bedroom, nestling under the dovecote and looking out over the landscaped South facing, front garden.

With a stone built garage and some of the most beautiful of the farm's original Northumbrian stone arches; this home, is a particular delight in the South Farm community.



Approx. Measurements

Ground Floor	
Kitchen/Dining	8.9m x 4.6m
-utility	4.6m x 1.5m
Living	8.6m x 4.6m
Entrance Hall	5.2m x 2.8m
Bedroom 2	4.0m x 4.0m
-ensuite bathroom	2.0m x 1.8m

First Floor	
Master Bedroom	5.4m x 4.0m
-ensuite bathroom	4.0m x 2.6m
Bedroom 3	4.0m x 4.0m
-ensuite bathroom	5.2m x 2.7m
Bedroom 4	5.2m x 2.7m



The Courtyard

Built around a south facing courtyard, this four bedroomed, family home also comes with a large garden to the north side with driveway and parking.

Retaining many of the original features of the farm buildings, The Courtyard incorporates exposed original timbers and beautifully proportioned stone arches into the design of the ground floor, which houses a cleverly designed entrance hall with loads of storage, utility space and WC; a vast kitchen/dining room overlooking the secluded courtyard; a lovely extra bedroom or workspace - also overlooking the courtyard; a splendid living room, with views through the arches to the courtyard and also to the garden.

To the first floor there are four en suite bedrooms, all with views over the courtyard.

The Courtyard features the original, Victorian farm byres complete with cast iron stanchions.



Approx. Measurements

Ground Floor

Kitchen/Dining	7.0m x 4.7m
Living	11.0m x 4.6m
Guest/Study	4.7m x 4.4m
-ensuite bathroom	
Entrance Hall	4.6m x 3.9m
Utility	2.8m x 1.5m
Storage	2.6m x 1.0m

First Floor

Master Bedroom	7.3m x 4.0m
-ensuite bathroom	4.0m x 2.5m
Bedroom 2	3.6m x 3.6m
Bedroom 3	3.6m x 3.3m
Bedroom 4	4.8m x 4.2m
-ensuite bathroom	
Bathroom	2.5m x 1.8m

Horseshoe Cottage

Horseshoe Cottage is a charming, two-storey family home, comprising –to the ground floor- traditional farm kitchen, utility room, WC and large, sunny, living/dining room with patio doors opening to the secluded, cottage style, private garden.

To the first floor, the master bedroom is en suite with a cunning KIOSK signature walk - in wardrobe. There are a further two bedrooms and a bright, family bathroom.

Horseshoe Cottage also boasts it's own stone built garage; originally the farm's drying house.

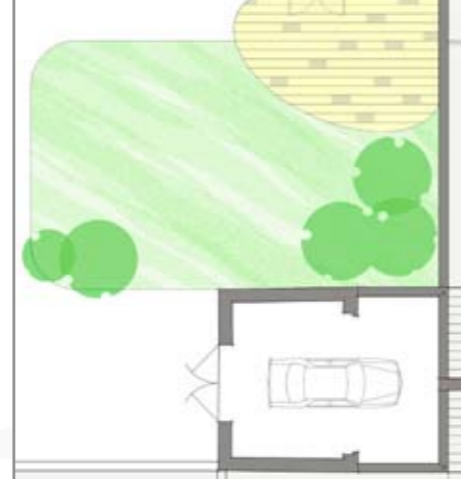
Approx. Measurements

Ground Floor

Kitchen	3.7m x 2.9m
Living/Dining	6.9m x 4.7m
Entrance Hall	2.1m x 2.0m

First Floor

Master Bedroom	3.7m x 3.5m
-ensuite bathroom	2.1m x 1.6m
-walk in wardrobe	2.5m x 1.6m
Bedroom 2	3.6m x 3.6m
Bedroom 3	3.1m x 2.8m
Bathroom	2.0m x 1.8m



The Range

The most interesting fact about The Range, is that it is two houses! The first, a comfortable, three bedroom, family home with a stunning, two storey, glass wall to the south, which will flood the large kitchen/dining room with warmth and light.

The second, a beautiful little “But and Ben” which has as much potential as you have imagination...Currently with plans for a living room, kitchen/dining and bathroom.

Beautiful gardens, lots of private parking and the maximum opportunity to make your “live-work” dreams come true. The Range is one of the most adaptable and exciting of the South Farm homes.

Approx. Measurements

Ground Floor

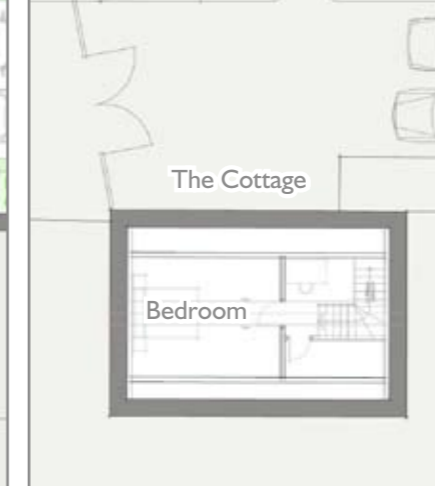
Kitchen	4.6m x 2.4m
Dining	4.6m x 2.8m
Living	4.7m x 4.6m
Entrance Hall	2.9m x 1.8m
Utility	1.8m x 1.6m

First Floor

Master Bedroom	4.6m x 2.9m
-ensuite bathroom	1.7m x 1.6m
Bedroom 2	4.7m x 2.4m
Bedroom 3	5.9m x 2.1m
Bathroom	2.3m x 1.7m

The Cottage

Living	4.8m x 2.8m
Kitchen/Dining	4.8m x 2.9m
Bathroom	2.5m x 1.5m
Bedroom	4.5m x 2.1m



NOTE: Dimensions should not be used for carpet sizes, appliance spaces or items of furniture. These particulars are for illustration only. We operate a policy of continuous product development and the individual features such as windows, doors and elevation treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Prescribed Matters prescribed by an Order under the Property Misdescriptions Act (1991), nor do they constitute a contract, part of a contract or warranty.

South Farm Properties

The Old Mill

The Dovecote

The Coutyard

Horseshoe Cottage

The Range

