

H I G H G A T E
Meadows



WYNYARD HOMES

HIGHGATE *Meadows*



Highgate Meadows is a prestigious development of contemporary 2 and 3 bedroom semi detached and detached bungalows situated in the rural village of Dalton Piercy. We have designed each of these single level homes to offer modern, luxurious living in a peaceful location, choosing materials synonymous with the heritage of the local area and the beautiful countryside that surrounds it. Highgate Meadows combines a convenient rural retreat with fast track connections to city life, and good access to the local amenities.

Our vision for Highgate Meadows is to create contemporary, spacious, lateral living with every modern convenience to be enjoyed in quiet surroundings. We have selected Dalton Piercy as an ideal location for our single-level homes because of its tranquil, rural setting.

Located within the heart of Dalton Piercy, this beautiful development provides a calm retreat from the hustle and bustle of town life, within

easy reach of the A19. The health benefits of fresh air, flora, fauna and countryside wildlife contribute to comfortable, stress-less living on one level.

Dalton Piercy is linked to Elwick by an ancient bridleway which is now used only as a footpath. This, and other public rights of way can be traced over the fields to Hartlepool. There is a footpath that follows the course of the Char Beck, which



ESCAPE TO
THE HEART
OF THE
COUNTRYSIDE

flows across the eastern end of the green into a long stretch of meadow known as the 'Batts'. This area of meadow was once a very popular picnic spot for visiting families from Hartlepool and surrounding areas.

The village green had been a prime example of a medieval 'two-row' formation and until recently, was gated at both sides to keep in the cattle. Once the focal meeting point, the

village pump can still be seen on the green though it has not been used since mains water was installed in the 1940s.

The village residents visit the shop in nearby Elwick, with milk and newspapers delivered. The A19 offers swift access to Hartlepool town for all other needs. For the nearest restaurant and bar, there is The Windmill Hotel, one mile from the village on the side of the A19.

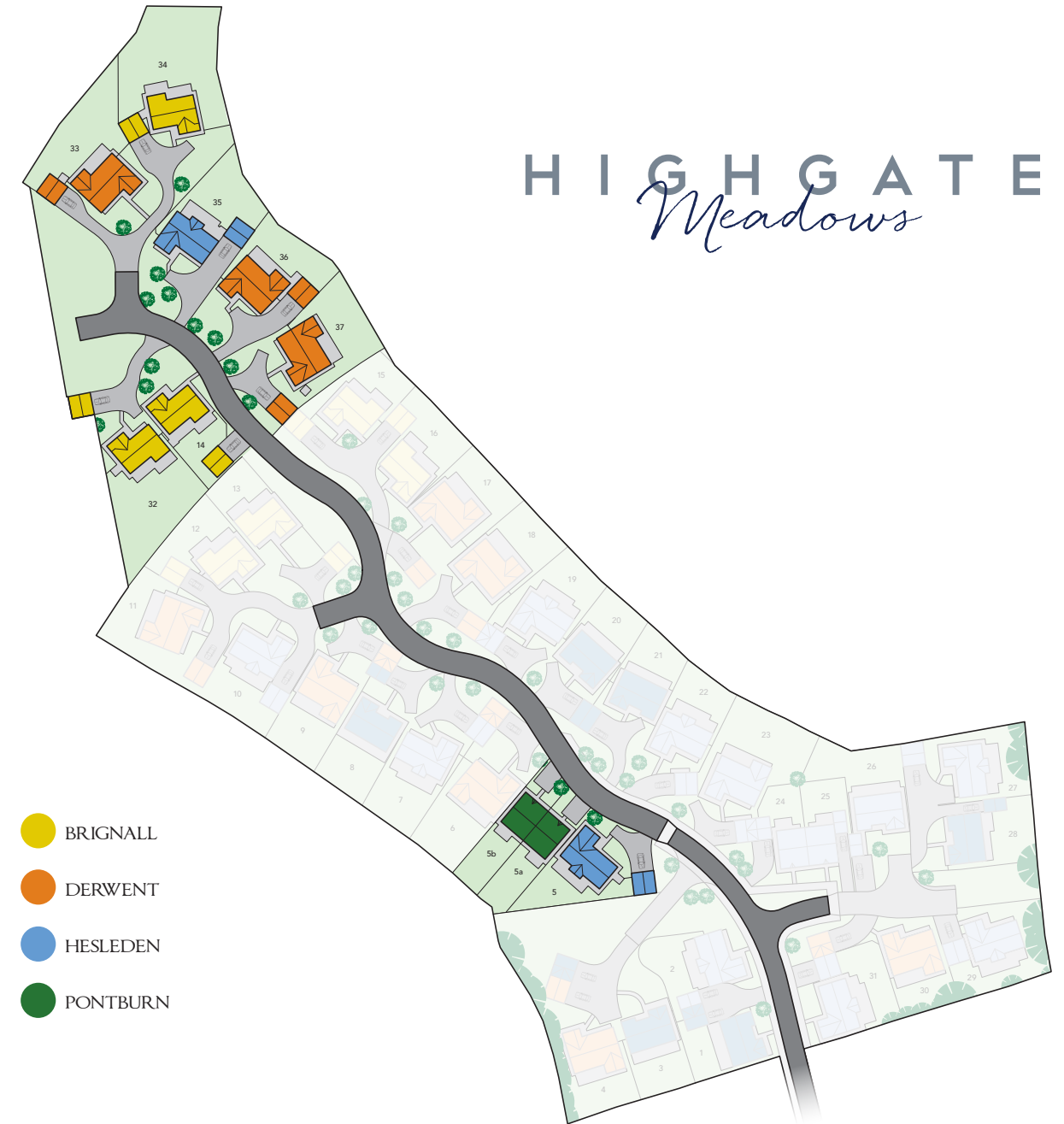


Attention to every single detail with appliances, lighting and flooring specified to the highest standard, each selected with careful consideration. Each home is individually designed and before planning permission is sought, the designs are rigorously evaluated, not only for the aesthetics and suitability of the property for its intended environment, but also the functionality and practicality of day-to-day use. Once these designs are approved, construction is supervised by our management team using skilled and dedicated locally employed teams to carry out the work. Our innovative and dynamic approach to these designs result in a far higher specification for the customer than is found in comparable developments.



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.



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.



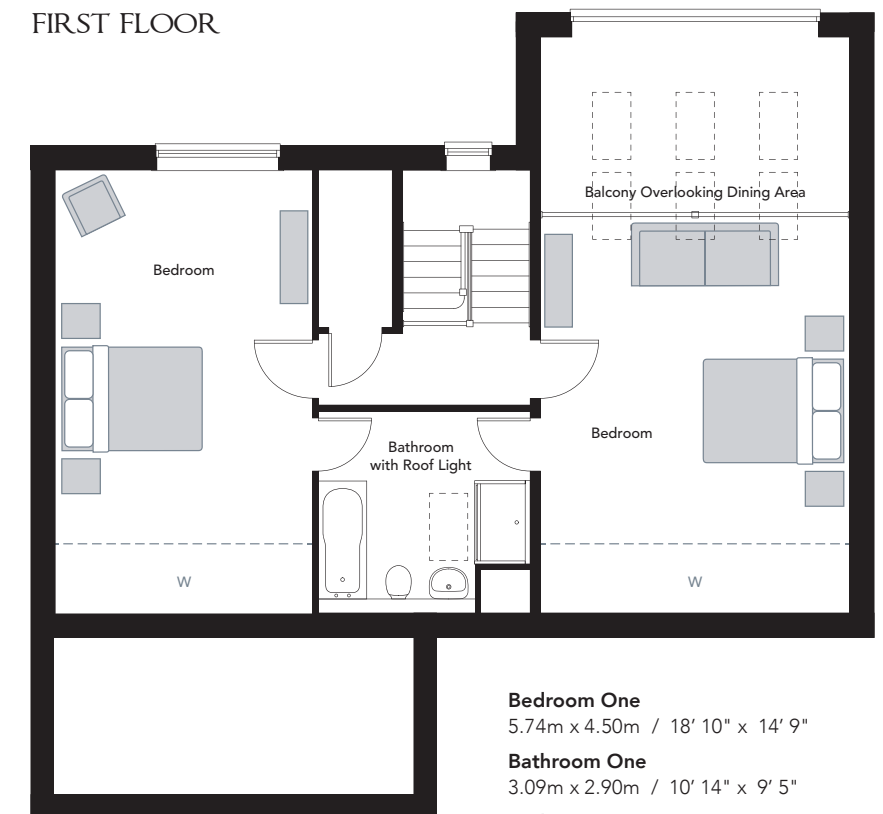
This contemporary designed 3 bedroom detached bungalow provides generous accommodation over two floors with a separate double detached garage. A large covered entrance leads into a spacious hall. Leading off the hall is a formal lounge, with a ground floor bedroom, fully-fitted bathroom, and an exclusive open plan living space comprising a fully-fitted kitchen, dining, and sitting area. The garden area is accessed by twin bi-fold doors, providing a seamless flow between the outside and interior living spaces. The first floor accommodation includes a master bedroom with balcony overlooking the ground floor sitting space with large roof lights which provide a bright environment for first and ground floor. A fully-fitted luxury en-suite serves the master bedroom and a second spacious first floor bedroom.

BRIGNALL

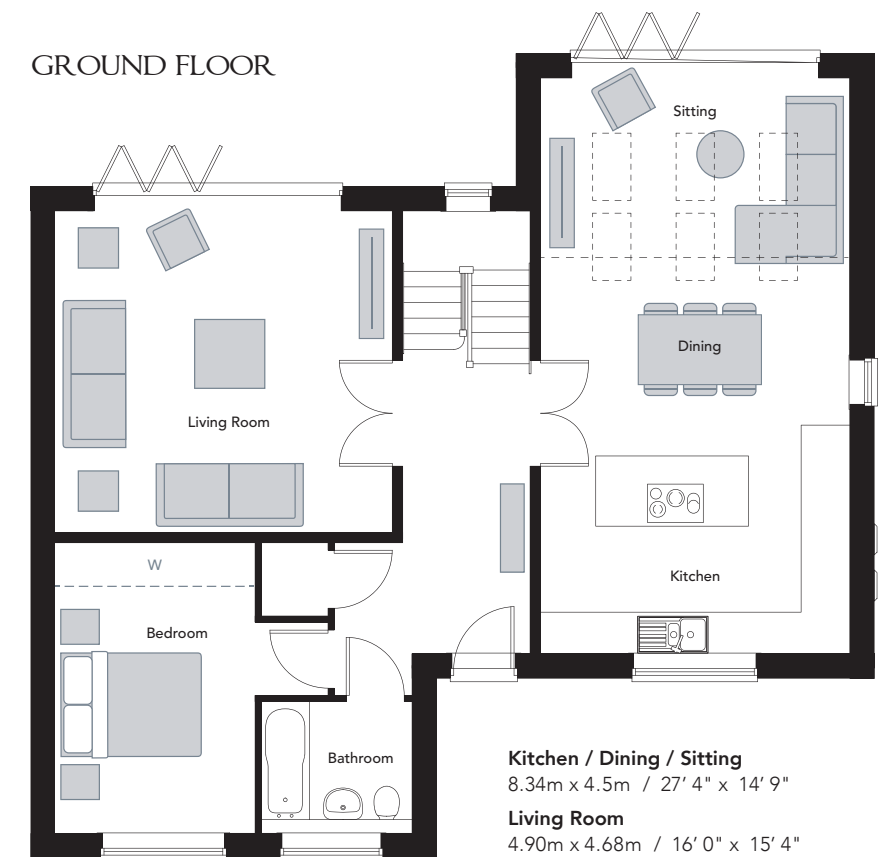
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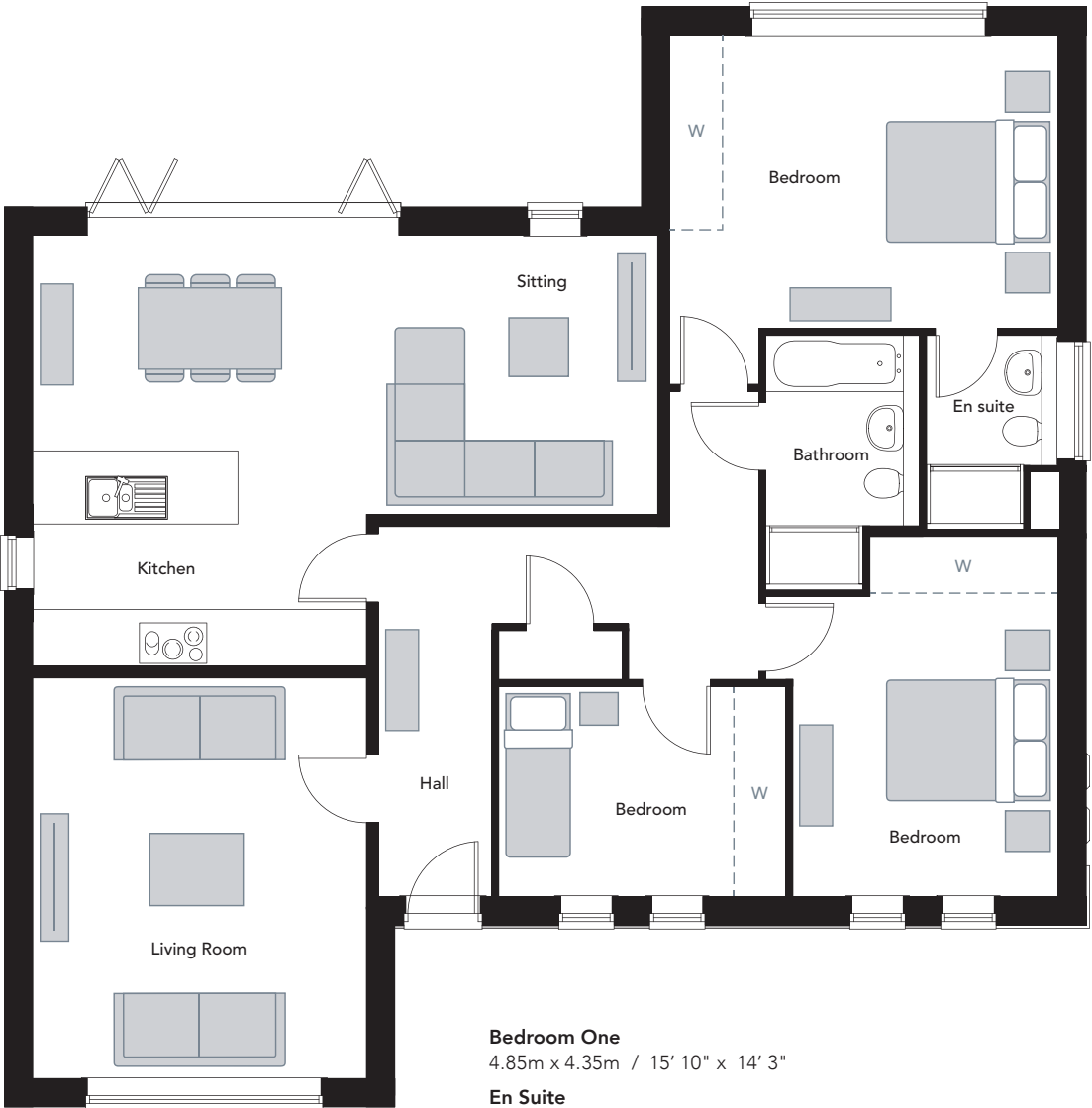
Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy,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



GROUND FLOOR





Bedroom One
4.85m x 4.35m / 15' 10" x 14' 3"

En Suite
1.65m x 1.63m / 5' 5" x 5' 4"

Bedroom Two
4.49m x 3.31m / 14' 8" x 10' 10"

Bedroom Three
3.57m x 2.63m / 11' 8" x 8' 7"

Kitchen / Dining / Sitting
7.78m x 5.37m / 25' 6" x 17' 7"

Living Room
5.0m x 4.17m / 16' 5" x 13' 8"

Bathroom
3.17m x 1.93m / 10' 5" x 6' 4"

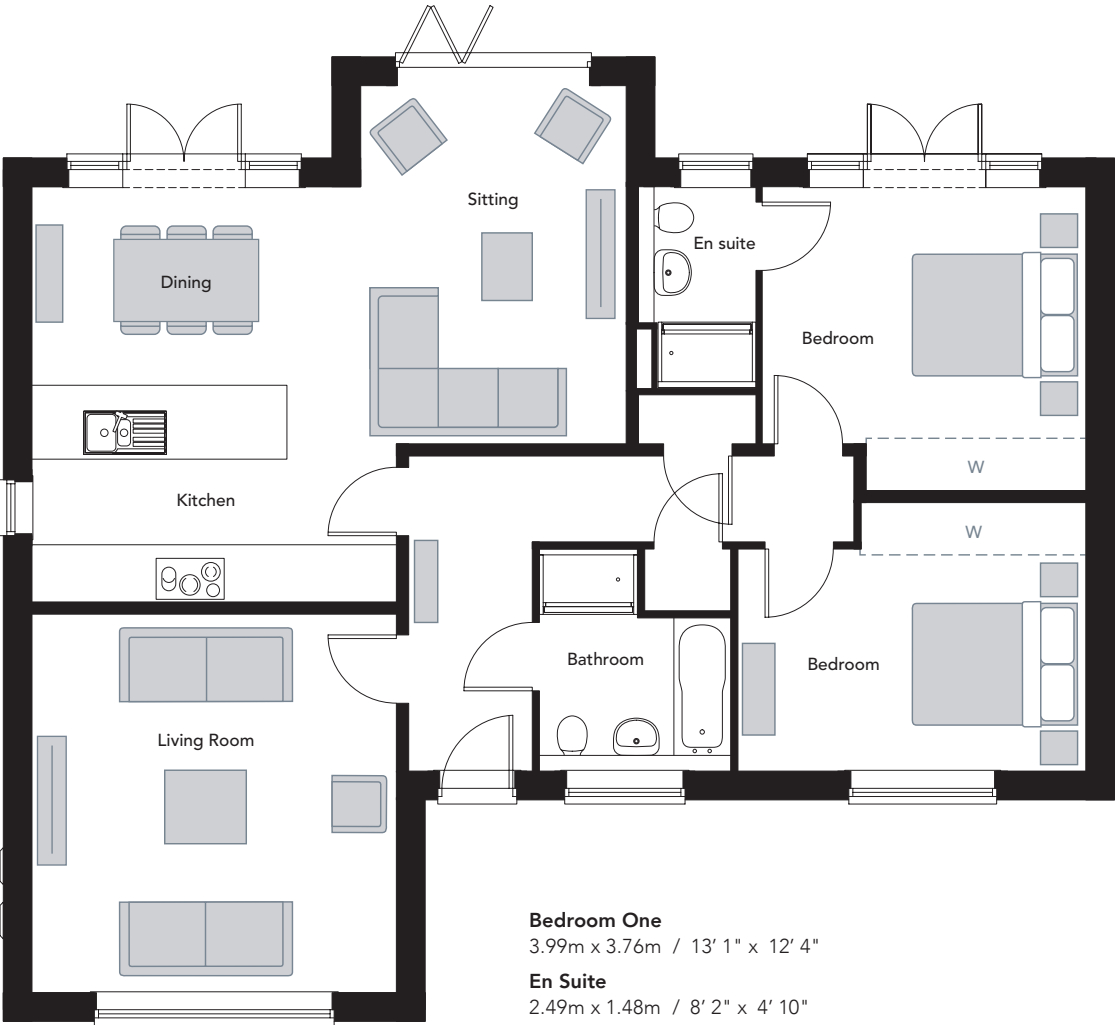
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DERWENT



This beautiful village-style detached 3 bedroom bungalow features a covered entrance porch with a separate double garage. The entrance porch leads into a spacious hall. Leading off the hall is a formal lounge, three bedrooms, bathroom, and an expansive living area to the rear. The open plan living space is a spectacular feature that comprises a fully-fitted kitchen, dining, and sitting areas. This interior space is allowed to flow seamlessly into the exterior garden area via bi-fold doors which allow al fresco dining, and make this space a wonderfully bright environment. The master bedroom benefits from a luxury appointed en-suite, with two further spacious double bedrooms, served by a spacious fully-fitted bathroom complete with bath and separate double shower.



Bedroom One
3.99m x 3.76m / 13' 1" x 12' 4"

En Suite
2.49m x 1.48m / 8' 2" x 4' 10"

Bedroom Two
4.29m x 3.35m / 14' 1" x 11' 0"

Kitchen / Dining / Sitting
7.32m x 5.13m / 24' 0" x 16' 10"

Living Room
4.68m x 4.51m / 15' 4" x 14' 10"

Bathroom
2.37m x 2.7m / 7' 9" x 8' 10"



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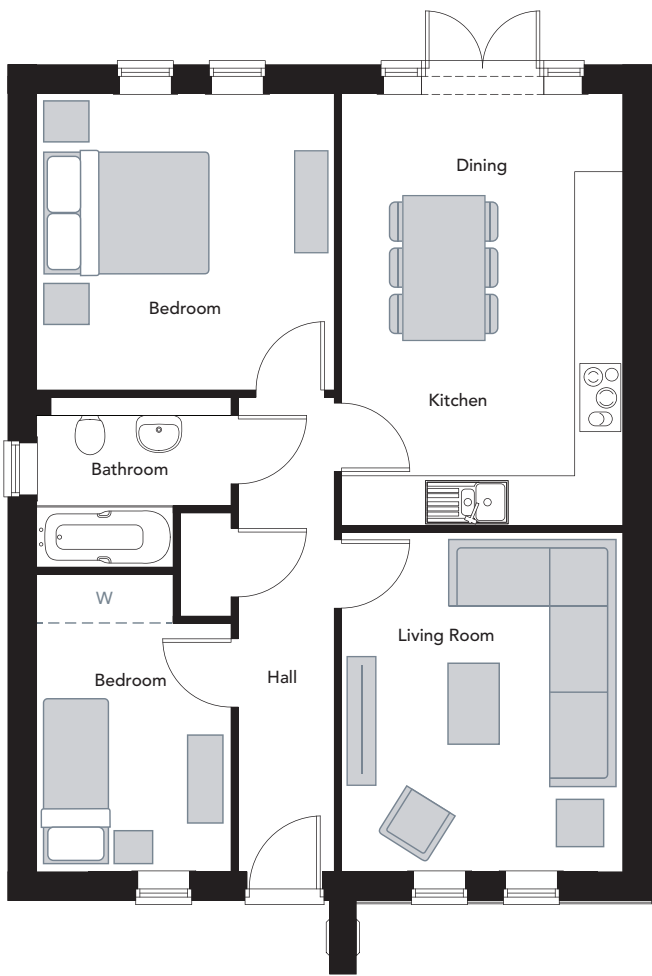
HESLEDEN



The village-style bungalow design achieves a warm and welcoming appearance with external materials in a softer, neutral palette. This 2 bedroom detached bungalow benefits from a separate double garage and a spacious block-paved drive. The entrance porch leads to a spacious entrance hall with access to a formal lounge, bathroom, two bedrooms, and fully-fitted luxury kitchen, dining and sitting area. The kitchen benefits from fold-out doors from the dining area, and bi-fold doors from the sitting area, which open onto the patio and garden space. The master bedroom has a luxury en-suite, with a second spacious double bedroom close to the fully-fitted luxury bathroom comprising bath and shower with quality tiling throughout.



- Bedroom One**
3.68m x 3.66m / 12' 0" x 12' 0"
- Bedroom Two**
3.68m x 2.42m / 12' 0" x 7' 11"
- Kitchen / Dining**
5.32m x 3.48m / 17' 5" x 11' 5"
- Living Room**
4.19m x 3.48m / 13' 9" x 11' 5"
- Bathroom**
2.42m x 2.11m / 7' 11" x 6' 11"



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This contemporary designed 2 bedroom semi detached bungalow benefits from a spacious block paved drive. Large windows flood the property with light, and a seamless link is created between the garden area and its generous kitchen and dining area. The accommodation comprises a formal lounge, two bedrooms, bathroom and storage cupboard - all leading off the spacious hall. As with all of our bungalow designs for Highgate Meadows, the rear of the property is designed to provide open plan living with a highly specified fully-fitted luxury kitchen and dining area with patio doors enabling al fresco dining. A separate fully-fitted spacious bathroom is luxuriously finished with quality tiling throughout.

PONTBURN



Book your exclusive appointment to view our show home
and discuss your individual requirements.
Call 07936 905183 or email: sales@wynyard-homes.co.uk



For all sales enquiries please call 07936 905183.
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