



# HIGH STEADS

WHITE LE HEAD • DURHAM







## HIGH STEADS - BEAUTIFULLY BUILT FAMILY HOMES IN AN IDYLIC RURAL SETTING

White le Head is a typical rural county Durham village, located in the picturesque Tanfield Valley and linked to the desirable village of Tantobie with sport facilities and great local amenities, including some great pubs, a cafe, takeaway and convenience store for essentials. Larger market towns are close by offering central services such as schools, health care services, places of worship and leisure facilities.

High Steads is an exclusive development of nine luxury homes situated in a quiet and private cul-de-sac perfectly placed in the centre of the village. The development has been designed and constructed to blend seamlessly with the current buildings using local stone and mirroring architectural details.

Each home has a front driveway, canopied front doors and a large garden. Residents can take advantage of being close to the local independent shops, pubs and amenities but just a few minutes away from fabulous scenery, open spaces and the idyllic quiet of the county's hills and valleys. these stunning homes are designed and built for today's lifestyles with care, attention to detail and a superb quality finish.

There are nine homes in total, with a mix of three and four bedroom houses, all with outdoor spaces front and back, garages and driveway parking.



Country Durham Walks from Edmundbyres



Gibside, National Trust



Derwent Reservoir



Causey Arch



## THE DELIGHTS OF COUNTY DURHAM



Just the perfect place to live! Pretty villages, country pubs and outdoor sports and pursuits.

Hobson Golf Club and Lintz Cricket Club are both close by as well as numerous well-known walking and cycling routes using old railway paths. Just over 3 miles away is Causey Arch, the worlds' oldest surviving single arch bridge that stand high above a beautiful wooded gorge offering miles of woodland to explore, a picnic area and of course The Causey Arch Inn serving drinks, snacks and great food.

For those who love to shop, the sophisticated stores of Newcastle are easily reachable as is The MetroCentre, a huge retail mall with free parking. All the high street favourites are here as well as a cinema, an array of leisure activities and food and eating out options to entice every palate. The centre of food and fun!

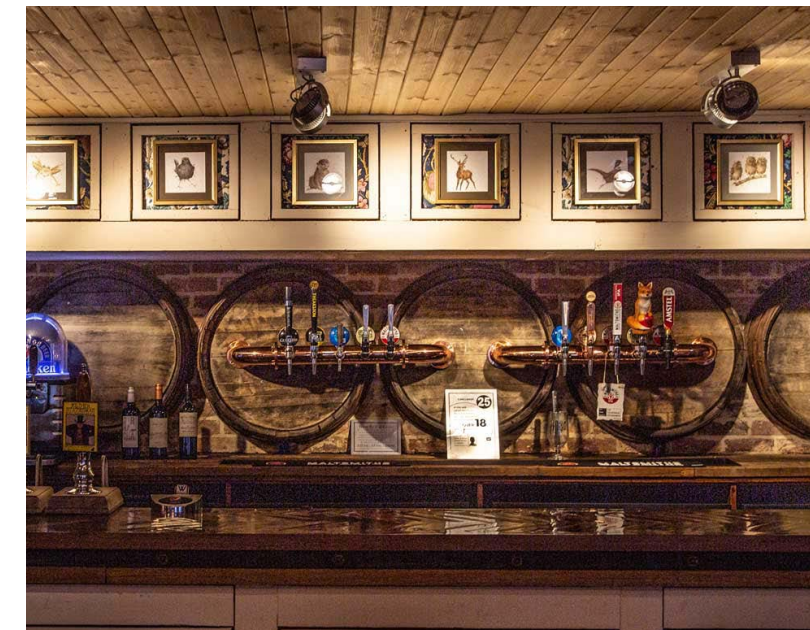
Couple all of that on your doorstep as well as the breath-taking beauty of Durham city, a UNESCO World Heritage Site and it's difficult to think of why you would want to live anywhere else.

For work and play, the A1 main route North and South are all driveable in less than 30 minutes with connections on the East Coast Mainline from Newcastle and Durham.



## HIGH STEADS

Living at High Steads means you have a choice of beautiful traditional pubs only a short five minute walk or drive away. Both the Owl and Otter and South Causey Inn serve fantastic drink and food options alongside exceptional Sunday Lunches.





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## LIVE LIFE IN RURAL LUXURY

The exquisitely crafted homes at High Steads sit beautifully in this village location. Architectural features make each home bespoke and create an air of authenticity.



**The Hutton** (Plot 1)  
A four-bed detached home  
with integral garage



**The Briars** (Plot 2, 6 & 7)  
A four-bed detached home  
with integral garage



**The Harvey** (Plot 3)  
A four-bed detached home  
with integral garage



**The Busty** (Plot 4)  
A four-bed detached home  
with integral garage



**The Brockwell** (Plot 5)  
A three-bed detached  
home



**The Tiley** (Plot 8 & 9)  
A three-bed semi-detached home  
with integral garage



# THE HUTTON

A four-bed detached family home with integral garage



For illustration purposes only.



**The Hutton**  
A four-bed detached home with integral garage



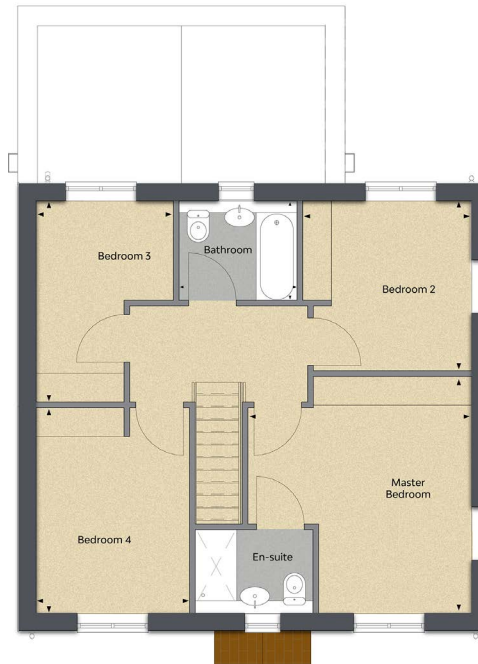
## THE HUTTON

| ROOM    | SIZE<br>(LENGTH X WIDTH) |   |       |
|---------|--------------------------|---|-------|
| Dining  | 5.56m                    | x | 3.04m |
| Kitchen | 3.02m                    | x | 5.29m |
| Living  | 3.04m                    | x | 4.76m |
| Garage  | 2.88m                    | x | 5.33m |

| ROOM           | SIZE<br>(LENGTH X WIDTH) |   |       |
|----------------|--------------------------|---|-------|
| Master Bedroom | 4.28m                    | x | 4.53m |
| Bedroom 2      | 3.23m                    | x | 3.25m |
| Bedroom 3      | 2.55m                    | x | 3.85m |
| Bedroom 4      | 2.93m                    | x | 3.93m |
| Bathroom       | 2.26m                    | x | 1.90m |



GROUND FLOOR



FIRST FLOOR

Plot number 1



# THE BRIARS

A four-bed detached family home with integral garage



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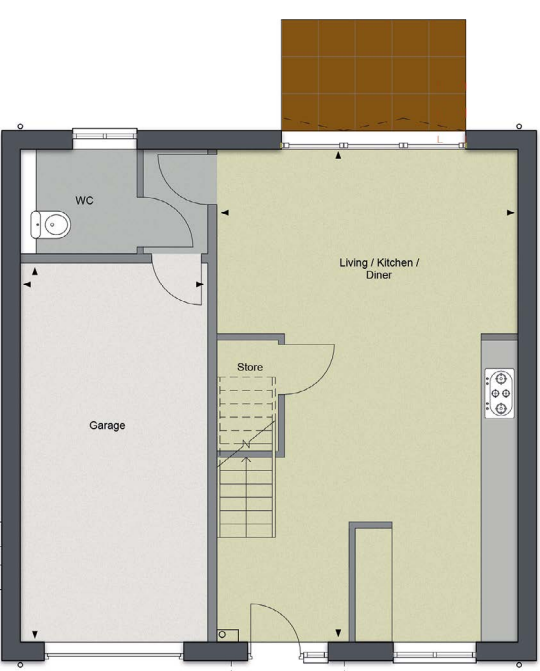
**The Briars**  
A four-bed detached home with integral garage



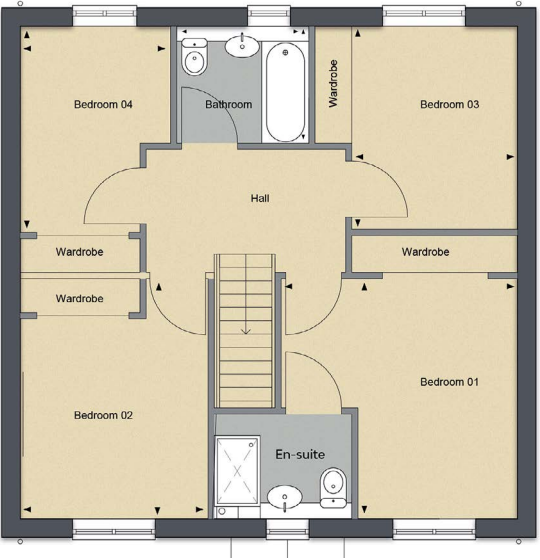
THE BRIARS

| ROOM                      | SIZE<br>(LENGTH X WIDTH) |   |       |
|---------------------------|--------------------------|---|-------|
| Living / Kitchen / Dining | 5.03m                    | x | 8.05m |
| Garage                    | 3.03m                    | x | 6.13m |

| ROOM      | SIZE<br>(LENGTH X WIDTH) |   |       |
|-----------|--------------------------|---|-------|
| Bedroom 1 | 3.94m                    | x | 4.46m |
| Bedroom 2 | 3.28m                    | x | 3.46m |
| Bedroom 3 | 3.09m                    | x | 3.88m |
| Bedroom 4 | 2.47m                    | x | 4.03m |
| Bathroom  | 2.22m                    | x | 1.93m |



GROUND FLOOR



FIRST FLOOR

Plot number 2, 6 & 7



# THE HARVEY

A four-bed detached family home with integral garage



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**The Harvey**  
A four-bed detached home with integral garage



## THE HARVEY

| ROOM             | SIZE<br>(LENGTH X WIDTH) |   |       |
|------------------|--------------------------|---|-------|
| Kitchen / Dining | 6.14m                    | x | 3.84m |
| Living           | 6.14m                    | x | 3.41m |
| Garage           | 3.75m                    | x | 5.80m |

| ROOM      | SIZE<br>(LENGTH X WIDTH) |   |       |
|-----------|--------------------------|---|-------|
| Bedroom 1 | 3.20m                    | x | 3.92m |
| Bedroom 2 | 3.24m                    | x | 3.47m |
| Bedroom 3 | 2.85m                    | x | 3.46m |
| Bedroom 4 | 2.85m                    | x | 3.94m |
| Bathroom  | 1.95m                    | x | 2.44m |



GROUND FLOOR



FIRST FLOOR

Plot number 3



# THE BUSTY

A four-bed detached family home with attached garage



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**The Busty**  
A four-bed detached home  
with integral garage



## THE BUSTY

| ROOM             | SIZE<br>(LENGTH X WIDTH) |   |       |
|------------------|--------------------------|---|-------|
| Kitchen / Dining | 2.90m                    | x | 3.33m |
| Family Room      | 5.43m                    | x | 3.33m |
| Living           | 3.21m                    | x | 4.17m |
| Study            | 2.95m                    | x | 2.01m |
| Garage           | 2.85m                    | x | 5.57m |

| ROOM      | SIZE<br>(LENGTH X WIDTH) |   |       |
|-----------|--------------------------|---|-------|
| Bedroom 1 | 3.17m                    | x | 5.20m |
| Bedroom 2 | 3.14m                    | x | 2.29m |
| Bedroom 3 | 2.81m                    | x | 3.78m |
| Bedroom 4 | 2.81m                    | x | 3.70m |
| Bathroom  | 2.14m                    | x | 1.93m |



Plot number 4



# THE BROCKWELL

A three-bed detached family home



The Brockwell  
A three-bed detached home



## THE BROCKWELL

| ROOM             | SIZE<br>(LENGTH X WIDTH) |   |       |
|------------------|--------------------------|---|-------|
| Kitchen / Dining | 5.31m                    | x | 3.48m |
| Living           | 5.31m                    | x | 2.53m |

| ROOM      | SIZE<br>(LENGTH X WIDTH) |   |       |
|-----------|--------------------------|---|-------|
| Bedroom 1 | 3.80m                    | x | 3.38m |
| Bedroom 2 | 2.70m                    | x | 3.72m |
| Bedroom 3 | 2.38m                    | x | 2.70m |
| Bathroom  | 2.5m                     | x | 1.90m |



GROUND FLOOR



FIRST FLOOR



# The Tiley

A three-bed semi detached family home with integral garage



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**The Tiley**  
A three-bed semi-detached home with integral garage

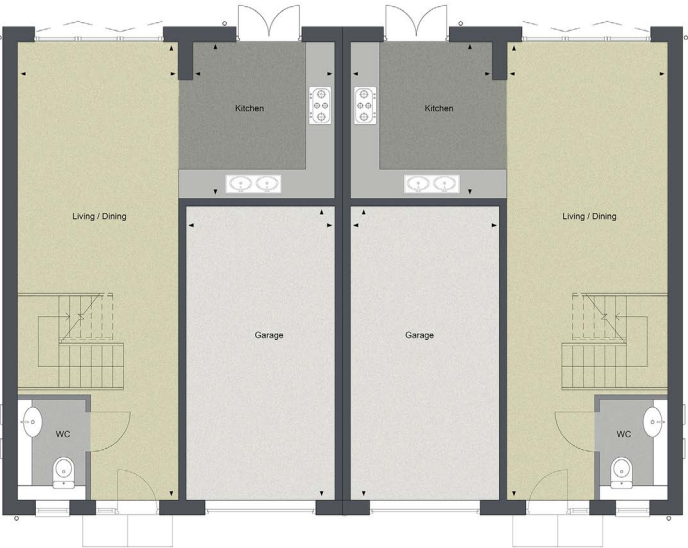


THE TILEY

| ROOM            | SIZE<br>(LENGTH X WIDTH) |   |       |
|-----------------|--------------------------|---|-------|
| Living / Dining | 3.36m                    | x | 5.33m |
| Kitchen         | 2.89m                    | x | 2.98m |
| Garage          | 3.09m                    | x | 6.14m |

| ROOM      | SIZE<br>(LENGTH X WIDTH) |   |       |
|-----------|--------------------------|---|-------|
| Bedroom 1 | 3.32m                    | x | 3.03m |
| Bedroom 2 | 3.33m                    | x | 3.27m |
| Bedroom 3 | 3.33m                    | x | 2.24m |
| Bathroom  | 3.11m                    | x | 2.04m |

GROUND FLOOR



FIRST FLOOR



Plot number 8 & 9





## SPECIFICATIONS

### Kitchen

Luxury designed kitchen with integrated fridge freezer, ceramic hob and dish washer. Integrated microwave and oven within tall kitchen cabinets.

### Flooring

Beautifully designed luxury vinyl flooring to hallway and kitchen. Carpets to all bedrooms and staircase.

### Bathrooms and en-suites

Luxury Grohe sanitary ware with wall hung WC and polished chrome dual flush plate, wall hung basins and chrome

heated towel rails. Floors to all bathrooms and ensuites fully tiled. Walls half tiled and fully to shower areas.

### The Utility Room \*depending on house type

Units to match kitchen choice with laminate worktop and upstand. Plumbing for washing machine and space for tumble dryer within utility room units.

### Heating and Electrical

Gas fired central heating with Worcester combi boiler with underfloor heating downstairs and room zonal control LED

downlights to kitchen and bathrooms and pendants to bedrooms and living spaces. External feature PIR lighting to front and rear elevations.

### External finishes

Landscaped and turfed front and rear gardens. Outside tap and electrical sockets. Fencing to entire perimeter. Block paving to front drive and paved patio and footpaths.

### Quality

10 year ICW new home warranty, enhanced by developers personal service.







## WELCOME TO FORRIC HOMES

Award winning house builder Forric Homes has forged a reputation for delivering luxury bespoke homes throughout the north east of England. We are a family run business, with a passion for building your forever home.

We approach every project with the objective of building homes that we would be proud to live in. Our many years' experience and construction expertise allow us to blend contemporary design with traditional craft led building techniques and deliver family homes, perfect for living in today.







## A FAMILY RUN HOUSE BUILDER OPERATING THROUGHOUT THE NORTH EAST

With our family values at the core of everything we do, we strive to deliver the highest level of build quality, pre-sale and aftercare customer service with all of our developments.

Forric Homes is an evolution of our main operating business Forric Construction which has been delivering residential led development for over 30 years in the housebuilding sector. The business is now led by brothers Richard and Thomas Forster.



[forrichomes.co.uk](https://forrichomes.co.uk)

## HIGH STEADS

WHITE LE HEAD • DURHAM



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WHITE LE HEAD  
TANTOBIE  
COUNTY DURHAM

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