

CLOTHIER MANOR

GOSFORTH



McCARTHY STONE

Life, well lived

CONTENTS

Gosforth

Clothier Manor

Development features

Property details

Wesley

Long country walks. Slow
summer Sundays. Crying at
movies. Bank holiday Mondays.
Hugging and kissing. Cheering
them on. Fresh sheets, soft
pillows. Your favourite song.
McCarthy Stone. Life, well lived.



Gosforth

Clothier Manor

Development features

Property details

STYLISH LIVING IN A LEAFY SUBURB.

Recently voted as one of the best places to live in the country by The Sunday Times, this former mining town in the North East has much to offer. Green spaces. Convenient shopping. A friendly feel. Situated just a few miles from central Newcastle, Gosforth would be a delightful place to call home.

FIND YOUR HAPPY PLACE IN GOSFORTH.

Just 0.6 miles from the centre of town, this development is named after the British electrical engineer and inventor Henry William Clothier, whose family lived on the same road after the war. Designed with the over 60s in mind, the development is built to high standards and is an ideal place to live life well.



Gosforth

Clothier Manor

Development features

Property details





LIVE LIFE YOUR WAY.

Clothier Manor is ideally positioned for convenient living. For everyday essentials, Asda and Marks & Spencer are yards from your doorstep. It's a short walk or bus ride to the town centre with its choice of independent retailers, familiar high street stores, and a shopping centre. Just off the high street, you'll find the Pink Lane bakery, famous for its bread and pastries.

You'll find cafés, bars and restaurants to suit most tastes. Rosies Café is popular for breakfast or brunch. Café Corsaro is described as an Italian hidden gem. There's a wide selection of craft beers ready to sample at Gosforth Traders.

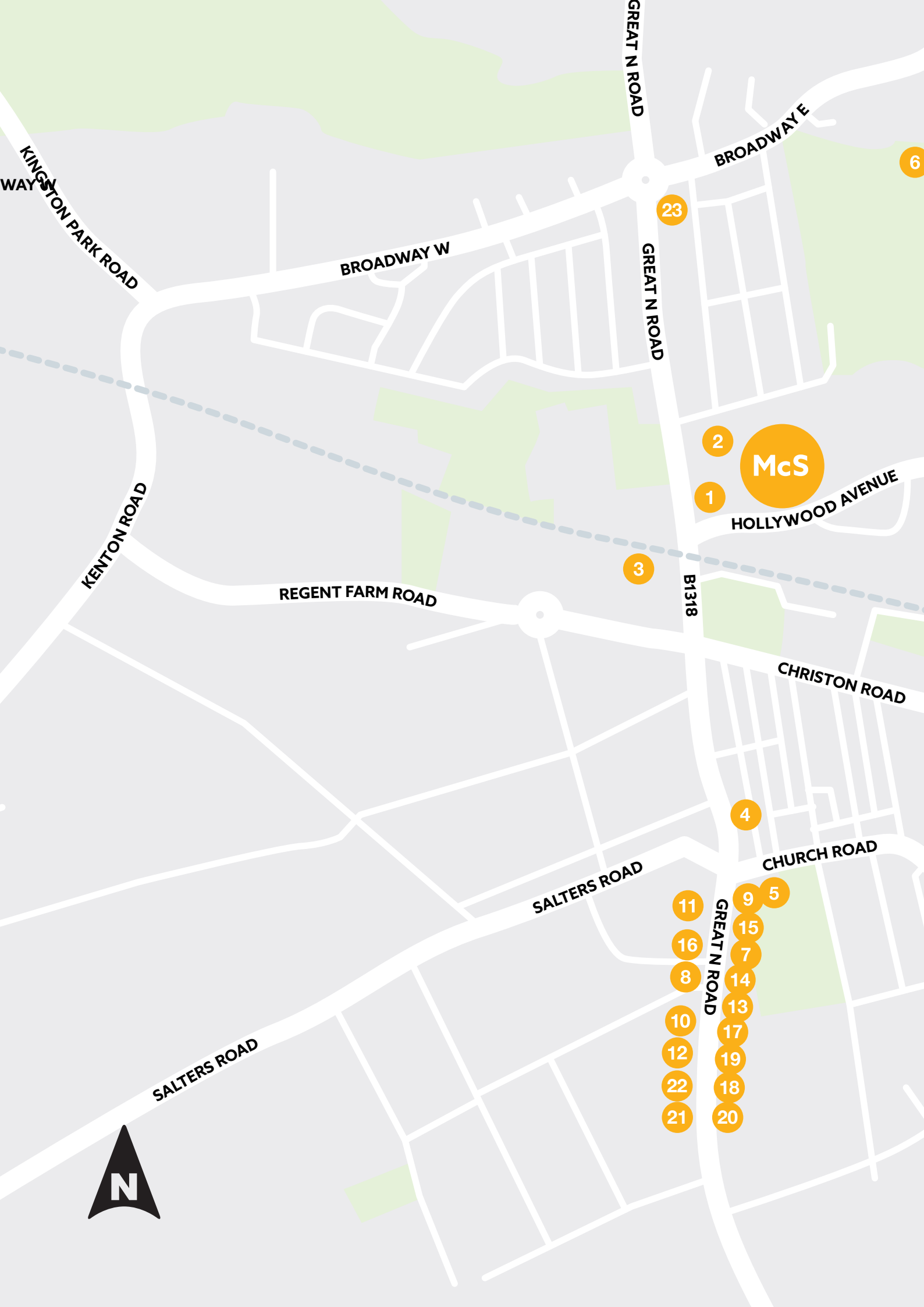
The town offers plenty of community events. Just up the road, the Gosforth Garden Village Association organises many activities, including a regular lunch club. Every summer the town's rugby club hosts an annual beer festival, with live music and street food.

Culture seekers will appreciate trips to Sage Gateshead, home to the Royal

Northern Sinfonia, and the Baltic Centre for Contemporary Art – both just a few miles away in Gateshead.

Those who enjoy exercise and being outdoors will be kept busy. North of the development, Gosforth Park has two golf clubs plus a nature reserve with a lake, woodland and wildlife. Nearer to home, Gosforth Central Park has tennis courts, a bowling green and a walking trail. The Trinity Centre (0.6 miles) offers a variety of weekly activities from Pilates to Strictly Dance Fitness; there's also a leisure centre and pool (0.3 miles).

Gosforth has excellent travel links. A Metro station, 0.2 miles away transports you to Newcastle City Centre in 10 minutes. There are a number of bus services linking you to Gosforth High Street, Newcastle City Centre, Northumberland, the coast and further afield. You have direct access to coastal towns via the A1 and A19 – Tynemouth and Whitley Bay are just 10 miles away. Newcastle International Airport is just over 6 miles away.



McS

2
1

3

4

11
16
8
10
12
22
21
9
15
7
14
13
17
19
18
20
5

23

6

N

KINGSTON PARK ROAD

BROADWAY W

BROADWAY E

GREAT N ROAD

GREAT N ROAD

KENTON ROAD

REGENT FARM ROAD

HOLLYWOOD AVENUE

B1318

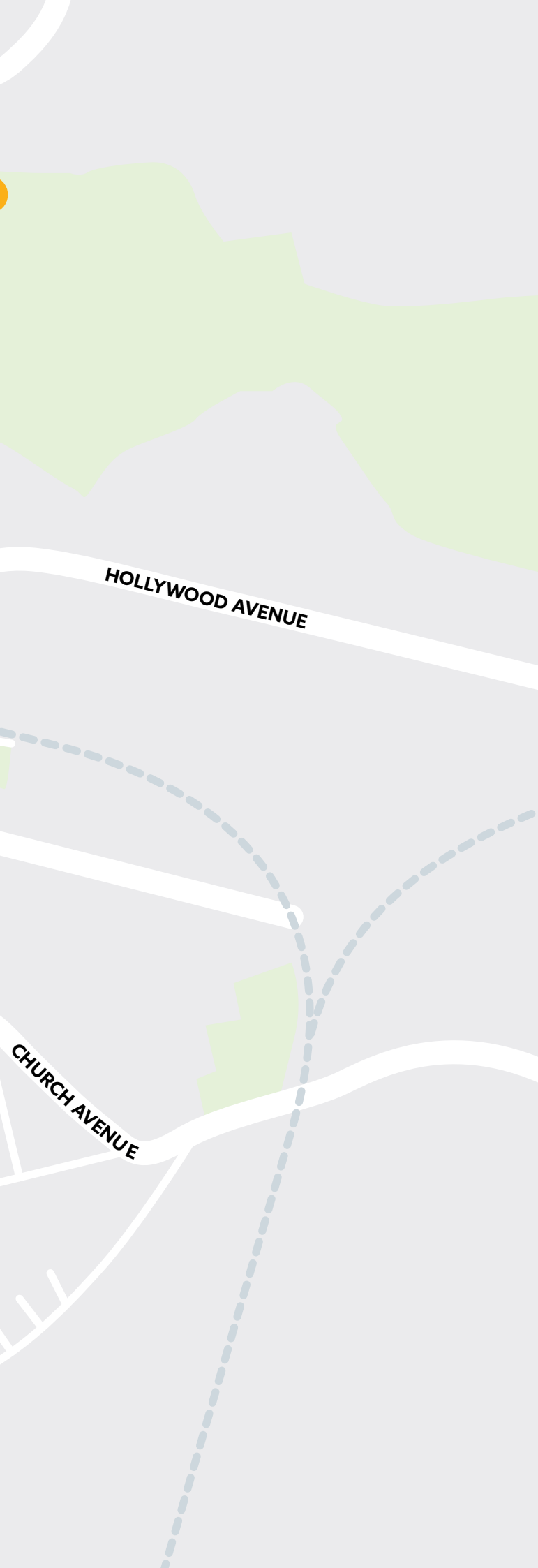
CHRISTON ROAD

SALTERS ROAD

CHURCH ROAD

SALTERS ROAD

GREAT N ROAD



CLOTHIER MANOR

McS 192-194 Hollywood Avenue Gosforth,
Newcastle Upon Tyne, Tyne and Wear,
NE3 5BU

MAP KEY.

- 1 Marks & Spencer
- 2 Asda
- 3 Metro Station
- 4 Bakery
- 5 Gosforth Central Park
- 6 Newcastle Racecourse
- 7 Florist
- 8 Trinity Church & Centre
- 9 Public House
- 10 Italian Restaurant
- 11 Bank
- 12 Café
- 13 Shopping Centre
- 14 Pharmacy
- 15 Sainsburys
- 16 Opticians
- 17 Hardware Store
- 18 Dry Cleaners
- 19 Travel Agent
- 20 Deli
- 21 Dentist
- 22 Hairdressers
- 23 Doctors



“STRICTLY NIGHTS WITH FRIENDS.”

Beryl,
McCarthy Stone homeowner.

Beryl has seen her community grow, and with it a great network of friends. She came here because she wanted an easy-to-look-after property and so gaining a full social life was an unexpected bonus.

Gosforth
Clothier Manor
Development features
Property details

MADE FOR MODERN LIVING, INSIDE AND OUT.

As you approach Clothier Manor, you'll immediately appreciate the thoughtful design of its exterior. The building's light gauge steel frame and brick façade complement neighbouring buildings. Its contemporary white windows and grey pitched roofing, and areas of white render, provide a clean and modern finish. You may also notice the development benefits from fitted solar panels.

Inside, the reception area offers a welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge. This is the social heart of the community.

This elegant space is where our community can spend time together. From a catch-up over coffee in the morning to an evening

gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

From the lounge you can walk out into a west facing sun terrace. With a pergola feature, the private terrace is an ideal spot for catching some sun during the warmer months or enjoying a drink with friends old and new.

The development is also surrounded by attractive shrubs and trees, selected to provide colour and all-year interest. You can relax - we maintain all the outside spaces for you.











MORE FEATURES.

GUEST SUITE*

Having friends or relatives over and would like them all to stay the night? You can book them into the development's Guest Suite, which has en-suite facilities*.

HOUSE MANAGER

Ensures the development is well maintained alongside arranging social activities that help build a strong sense of community.

PETS WELCOME

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

MOBILITY SCOOTER ROOM

An easily accessible space available where mobility scooters can be charged safely and securely.

PARKING*

Spaces are available for purchase.

*Additional charges apply. Subject to availability.





Gosforth
Clothier Manor
Development features
Property details

MADE FOR LIVING WELL.

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Clothier Manor is no exception.

Comprising 29 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets and flooring.

HOW TO BUY.

When you purchase your apartment at Clothier Manor we will help you every step of the way. If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agent to arranging your removals. And with our Part Exchange service, we can act as a cash buyer. To help you select the service that's right for you, our friendly Sales Consultants will explain each in greater detail.







Gosforth
Clothier Manor
Development features
Property details



YOUR NEW HOME IN DETAIL.



GENERAL

- Double glazing to all windows
- Balcony or patio to selected apartments.
- Walk-in or fitted wardrobes to all master bedrooms
- Television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky Q connection point in living room*



KITCHEN

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Black Silgranit composite sink
- Lever mixer taps



SHOWER ROOM

- Fitted shower room with tiled flooring
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Illuminated mirror with integrated shaver socket
- Heated towel rail



HEATING AND FINISHES

- Electric panel radiators
- Neutral décor
- Cottage style panelled doors
- Chrome door furniture and fittings



SAFETY AND SECURITY

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. *Sky/Sky+ subject to Sky subscription.



“NEW ADDRESS, NEW ADVENTURE. THERE’S NOTHING OLD ABOUT ME.”

Anne,
McCarthy Stone homeowner.

Anne is always looking for her next new project, whether it’s joining the community art club or learning the piano. She believes everyone needs somewhere special to do the things that make them happy.

Ready to start the next exciting chapter in your life?
Find out how you could make the move to
Clothier Manor, Gosforth.

CALL 0800 201 4106
**VISIT [McCARTHYSTONE.CO.UK/
CLOTHIER-MANOR](https://www.mccarthystone.co.uk/clothier-manor)**

A large print version of this brochure is available on request.

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Images are indicative and facilities vary by location. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

July 2023



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.

To find out more, call **0800 201 4106**
or visit mccarthystone.co.uk/clothier-manor

McCARTHY STONE
Life, well lived