



# SPA GARDENS

@GAINFORD

A development by



In collaboration with

**RABY**

**SPA GARDENS**  
@GAINFORD

## WELCOME TO YOUR NEW LIFESTYLE

Nestled in the picturesque village of Gainford in County Durham, Spa Gardens offers a collection of beautifully designed homes that blend elegant architecture with modern comfort.

Wharfedale Homes and Raby Estates have partnered together to offer a range of sustainable, luxury homes with carefully crafted spaces that are tailored to suit every stage of life.



## A PERFECT SETTING...

Gainford is a charming village rich in heritage, located on the banks of the River Tees and within the iconic Raby Estate. Spa Gardens has a clear architectural identity and has taken cues from Gainford's historic village centre whilst making its own mark.



Excellent primary schools and nearby secondary education



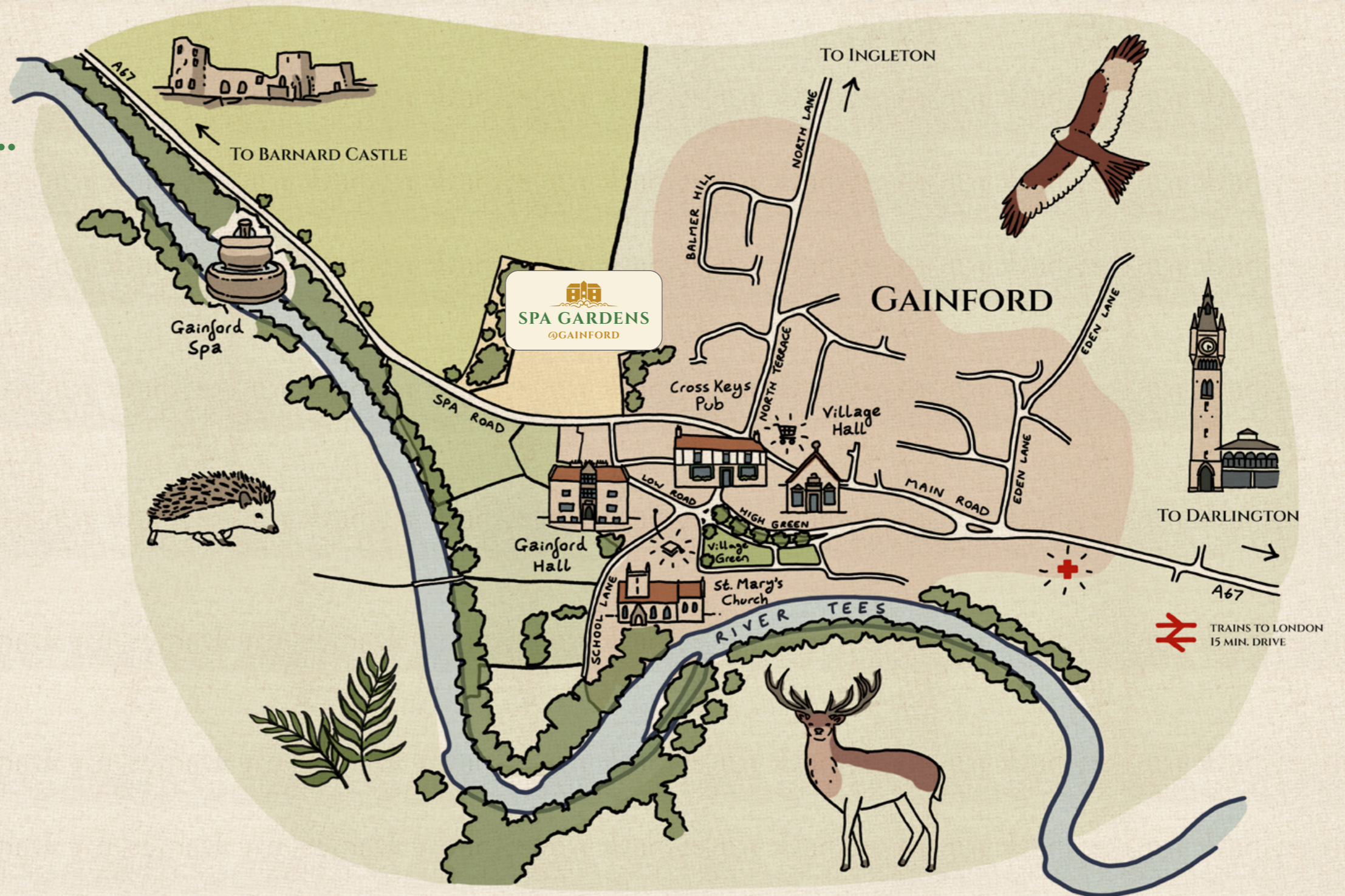
Local shops, pubs, and a welcoming village community



Easy access to Darlington, Barnard Castle, and the A1(M)



Surrounded by beautiful countryside, riverside walks, and historical landmarks



## WHERE TO FIND US...

Postcode for Sat Nav: DL2 3EB

From the North: Exit the A1 at junction 58 taking the A68 west towards West Auckland. Turn left onto Walworth Road and continue south on Ulnaby Lane until the A67/High Coniscliffe. Turn right onto the A67 for approximately 4 miles and Spa Gardens is at western side of Gainford village on the right.

From the South: Leave the A1 at junction 56. Follow the B6275 north towards Piercebridge. Once through Piercebridge turn left and take the A67 west for approximately 2.5 miles. Spa Gardens is through Gainford village and on the north side of Spa Road/A67.



Raby Castle, Parkland



Barnard Castle, County Durham



WHARFEDALE  
HOMES

# A UNIQUE OPPORTUNITY



## SPA GARDENS

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Sketch drawings are intended for illustrative purposes only and should be treated as general guidance only.



# A HOME FOR YOU

Whether you're stepping onto the property ladder, growing your family, or seeking a tranquil retreat, Spa Gardens offers a collection of 1, 2, 3 and 4 bedroom homes and apartments, including a range of 2 bedroom bungalows. Each home is carefully designed to reflect the character of the local area while offering all the benefits of energy-efficient, contemporary living.



Village-style design including a simple yet traditional palette of materials which are deeply rooted in the local character



Spacious open-plan living areas and designer kitchens



High-spec finishes, integrated appliances, and premium fixtures



Private gardens and off-road parking



Built with sustainability and comfort in mind



Set amidst a sprawling parkland, with a rich tapestry of landscaped open areas to explore



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# SPA GARDENS

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- |  |   |   |
|--|---|---|
|  <b>THE WALWORTH</b><br>1 BED APARTMENTS      |  <b>THE BLACKWELL</b><br>2 BED HOMES |  <b>THE HAMSTERLEY</b><br>3 BED HOMES |
|  <b>THE STREATLAM</b><br>2 BED APARTMENTS     |  <b>THE BURN</b><br>2 BED HOMES      |  <b>THE ROKEBY</b><br>4 BED HOMES     |
|  <b>THE WINDLESTONE</b><br>1 BED COACH HOUSES |  <b>THE HOLMSIDE</b><br>3 BED HOMES  |  <b>THE REDWORTH</b><br>4 BED HOMES   |
|  <b>THE SHOTTON</b><br>2 BED COACH HOUSES     |  <b>THE HEADLAM</b><br>3 BED HOMES   |  <b>THE RABY</b><br>4 BED HOMES       |
|  <b>THE SOCKBURN</b><br>2 BED COACH HOUSES    |  <b>THE HORSLEY</b><br>3 BED HOME    |   |
|  <b>THE BEAMISH</b><br>2 BED BUNGALOWS       |  <b>THE HOWICK</b><br>3 BED HOME    |   |

BEAUTIFULLY  
DESIGNED HOMES



# CREATING A PICTURESQUE PLACE TO LIVE, EXPLORE, & RELAX



# SPECIFICATION

## CONSTRUCTION

- Energy efficient, highly insulated traditional construction
- All-black integrated solar panel system
- Plot specific external material finishes and colours

## WINDOWS, DOORS & JOINERY

- Highly energy efficient UPVC sliding sash and casement windows in white finish
- Bi-folding doors (where applicable)
- French doors (where applicable)
- Insulated composite high-security front doors (plot specific colours)
- 5 lever security locks to external doors
- Vertical 5 panel internal doors in white finish
- Chrome ironmongery
- Oak handrail to staircase
- 125mm bullnose skirtings and 75mm bullnose architraves

## KITCHEN (& UTILITY WHERE APPLICABLE)

- Designer kitchen with a choice of colour, handles and worktops (shaker or contemporary)
- Choice of 40mm laminate worktop with matching upstand
- Glass splashback behind hob
- Integrated induction hob
- Integrated single or double fan assist electric oven (plot specific)
- Integrated 50/50 fridge freezer
- Integrated dishwasher
- Matching extractor fan over hob
- One & a half bowl stainless steel sink to kitchen
- Chrome swan neck taps
- Soft closers to all units
- Under pelmet lights
- Downlights to kitchen

## EXTERNAL

- External lighting (plot specific)
- Fully turfed front and rear garden
- Front landscaping (plot specific)
- Buff paving to pathways and patios (plot specific)
- Up and over steel garage door (plot specific colours)
- Wall or post mounted EV charger (plot specific)



## BATHROOMS & ENSUITES

- Designer contemporary white sanitaryware
- Chrome mixer taps in bathrooms & en-suites
- Chrome thermostatic showers and shower enclosures
- A choice of Porcelanosa designer tiling
- Half-height tiling to bathrooms & en-suites
- Full height tiling to showers
- Heated towel rails to all bathrooms & en-suites
- Downlights to bathroom and en-suites
- Shaver socket in main bathroom

## ELECTRICAL & HEATING

- Gas central heating with white radiators
- Smoke & heat detectors
- Additional TV points to kitchen & master bedroom
- USB double socket to kitchen & master bedroom
- Superfast broadband connection hub

## UPGRADES & EXTRAS

- A selection of plot specific upgrades and extras to personalise your home.



The specifications contained in this brochure are intended to provide an accurate and comprehensive description of the features and finishes of the new build properties. However, all details, including but not limited to measurements, materials, layouts, and finishes, are provided for illustrative purposes only and may be subject to change. The developer reserves the right to make alterations to the specifications without prior notice. Any images, including computer-generated images (CGIs), floor plans, and descriptions of materials and finishes, are indicative only and may not accurately reflect the final construction, fittings, or landscaping. It is recommended that potential purchasers consult with the sales team and review the latest plans and specifications prior to making any purchasing decisions.



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## WHY CHOOSE A WHARFEDALE HOME?

With a longstanding reputation for building quality homes in desirable locations, Wharfedale Homes brings a personal, thoughtful approach to every development.

Wharfedale Homes has appointed a specialist team to support delivery of this bespoke development with a clear identity and attention to detail, providing a special place to befit its surroundings.





## HOUSE TYPES

Spa Gardens offers a stunning selection of 1, 2, 3, and 4-bedroom homes, beautifully designed and set within a tranquil natural landscape.

Finishes and exact specification of each plot may differ. Please confirm the exact finish and specification of your chosen plot with the sales team.

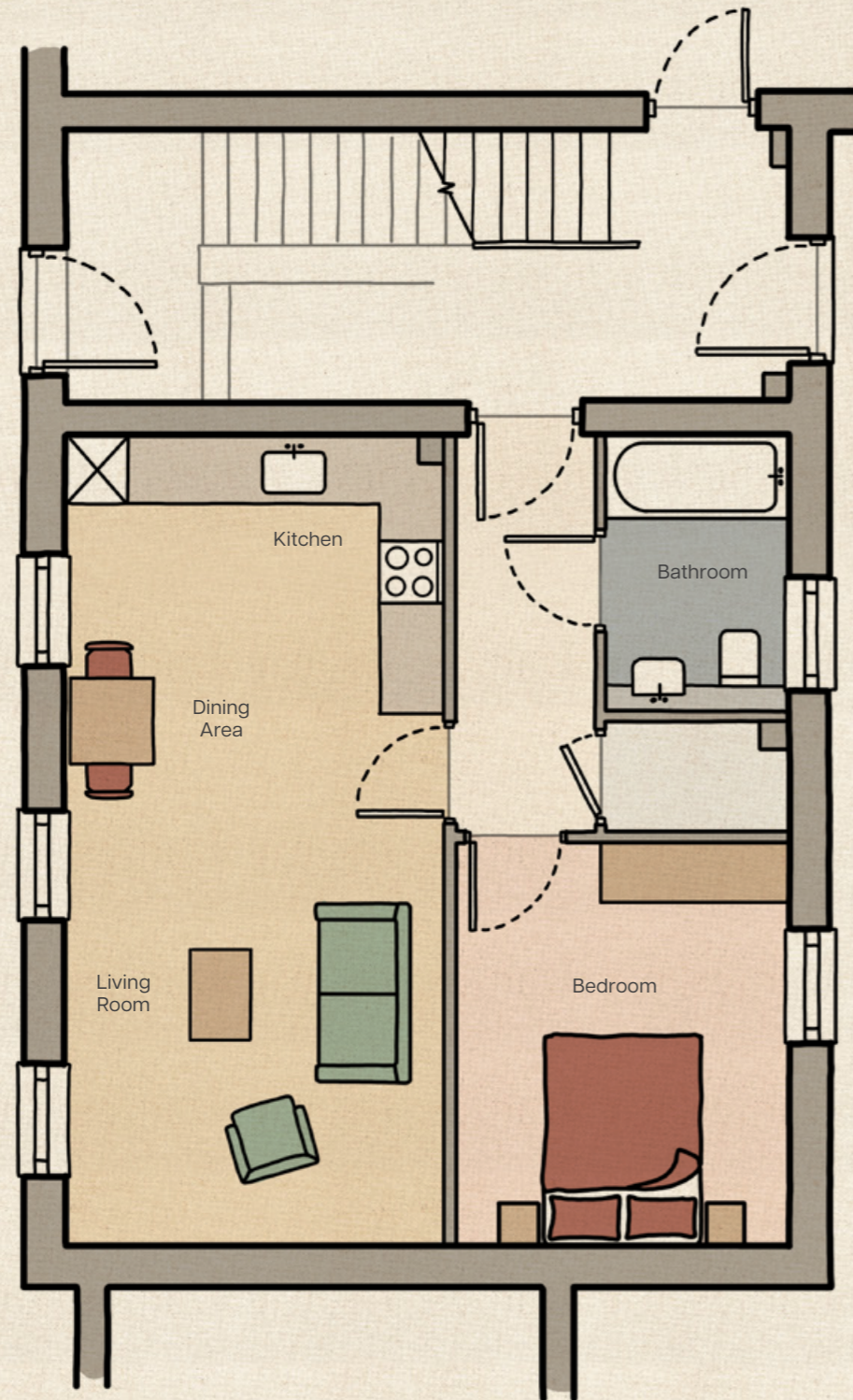


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# THE WALWORTH

## 1 BED APARTMENT

Floor Plan



Beautifully designed and generously sized, The Walworth 1-bed apartments offer stylish living in an exclusive boutique development. Perfect for first-time buyers or those looking to downsize, each apartment features a thoughtfully crafted layout that blends modern comfort with practical elegance.

### Specification

- Open-plan kitchen, living and dining area
- One double bedroom
- Contemporary bathroom
- Versatile storage
- Off street parking

### KEY PLAN

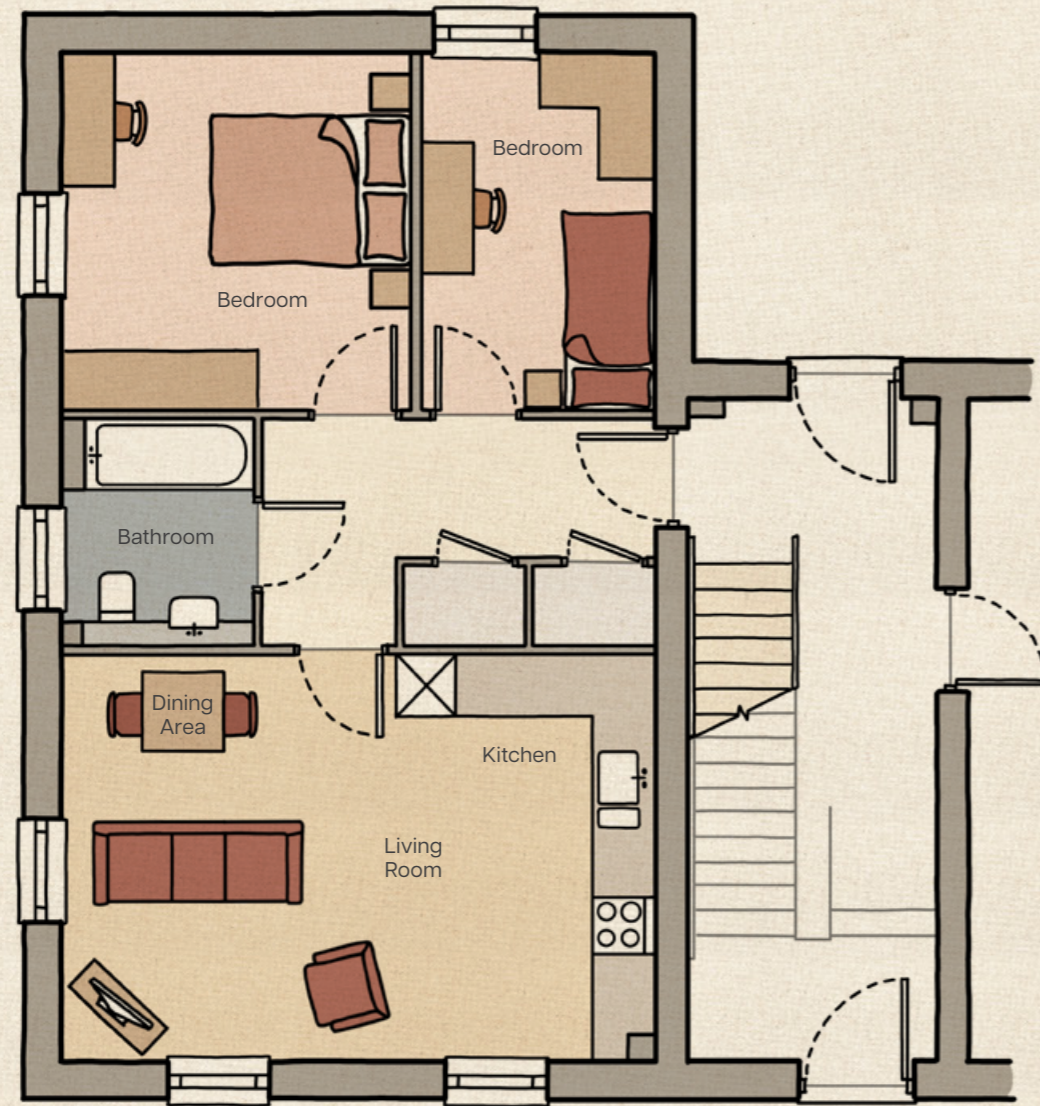


# THE STREATLAM

## 2 BED APARTMENT



### Floor Plan



Perfect for professionals or small families, The Streatlam has the feel of a traditional country house, offering bright, contemporary living with all the benefits of the countryside.

#### Specification

- Two bedrooms
- Open-plan living, kitchen and dining space
- Contemporary bathroom
- Versatile storage
- Off street parking

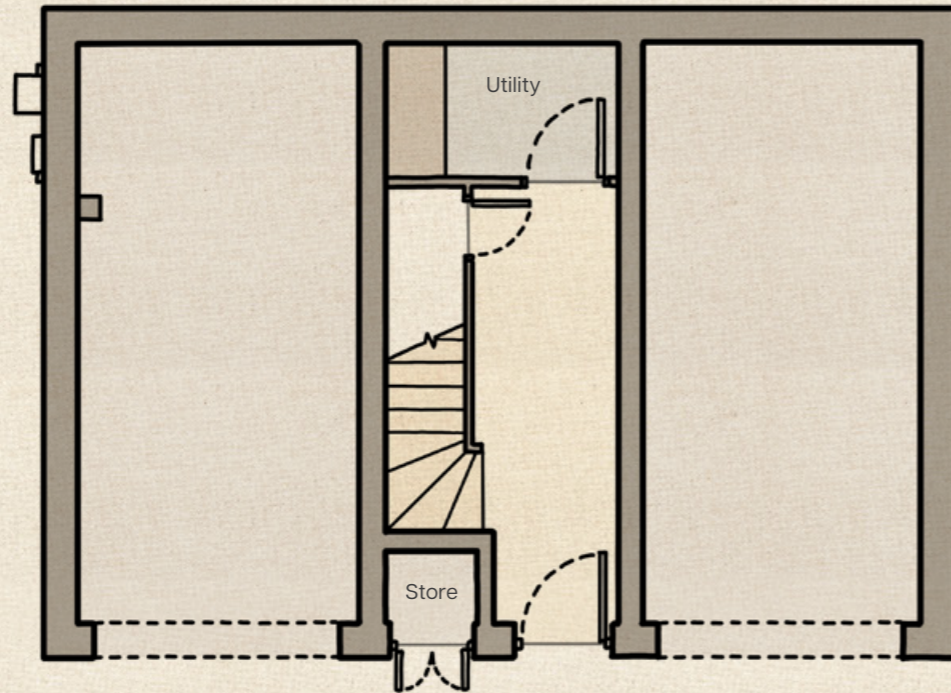
#### KEY PLAN



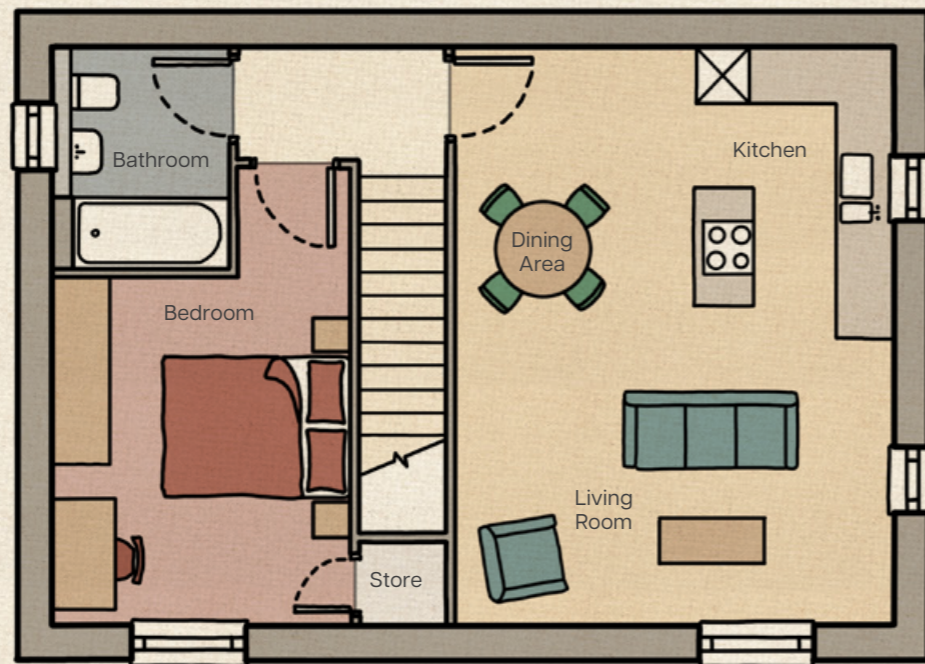
# THE WINDLESTONE

## 1 BED COACH HOUSE

Ground Floor



First Floor



A charming alternative to apartment living, The Windlestone is ideal for singles or couples seeking a distinctive, self-contained home with separate utility storage and covered parking.

### Specification

- One double bedroom
- Bright open-plan living/dining/kitchen area
- Stylish bathroom
- Separate utility
- Covered parking
- Off street parking

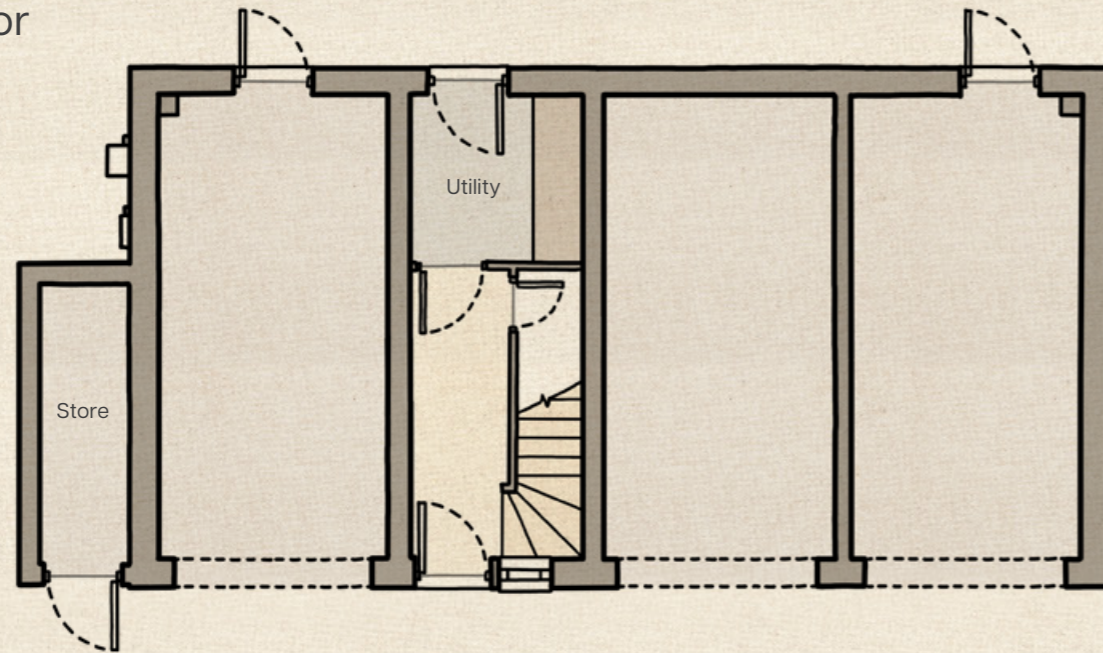
### KEY PLAN



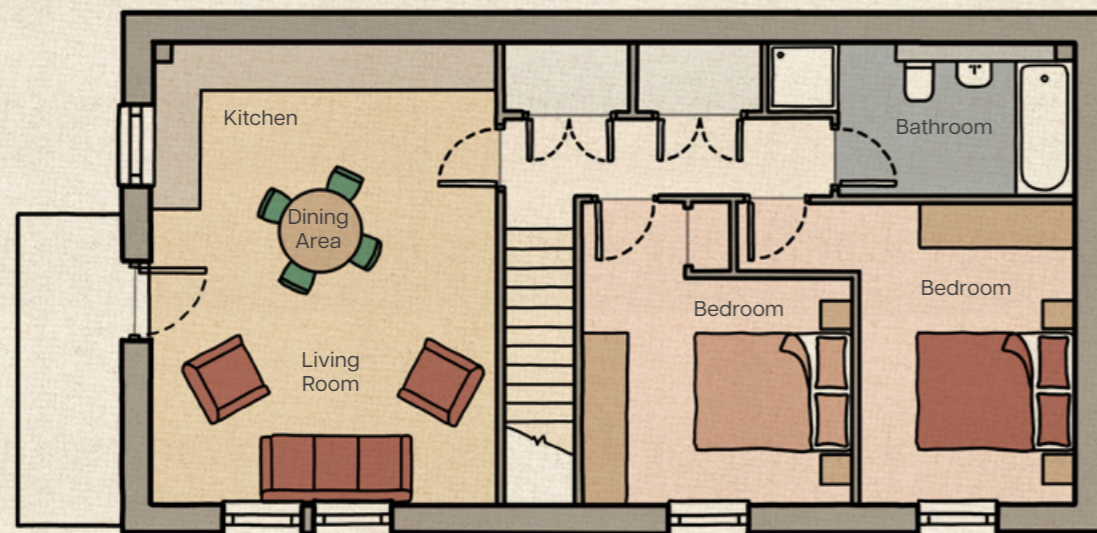
# THE SHOTTON

## 2 BED COACH HOUSE

Ground Floor



First Floor



Unique and full of character, these coach houses blend apartment-style ease with the feel of a traditional home. A great choice for stylish, low-maintenance living with a private feel.

### Specification

- Two double bedrooms
- Generous living space
- Separate dining area and kitchen
- Modern bathroom
- Versatile storage
- Separate utility
- Off street parking

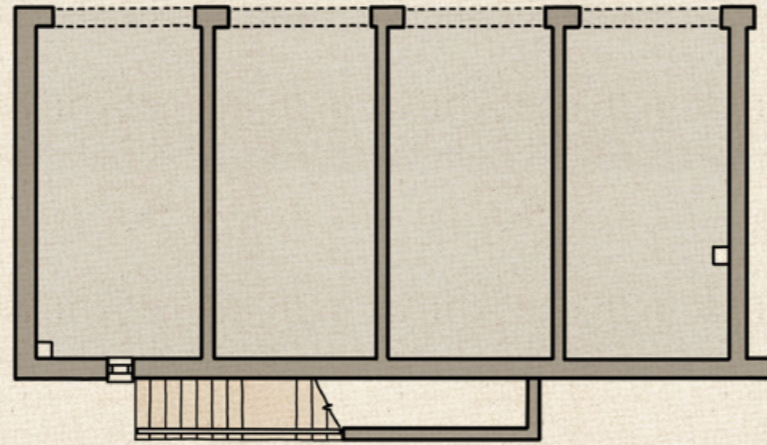
### KEY PLAN



# THE SOCKBURN

## 2 BED COACH HOUSE

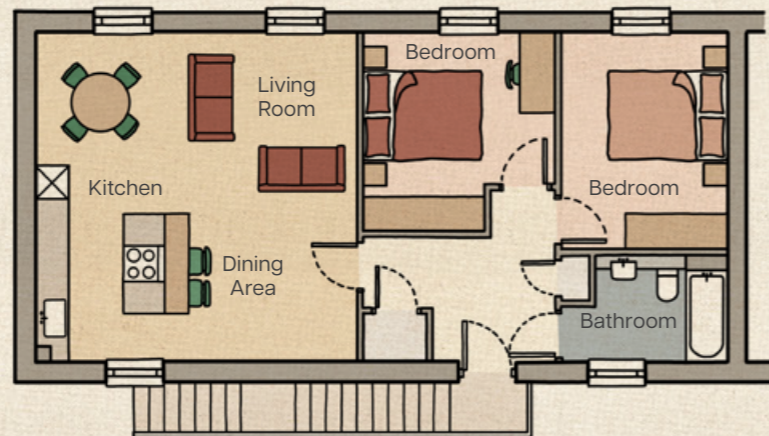
Ground Floor A



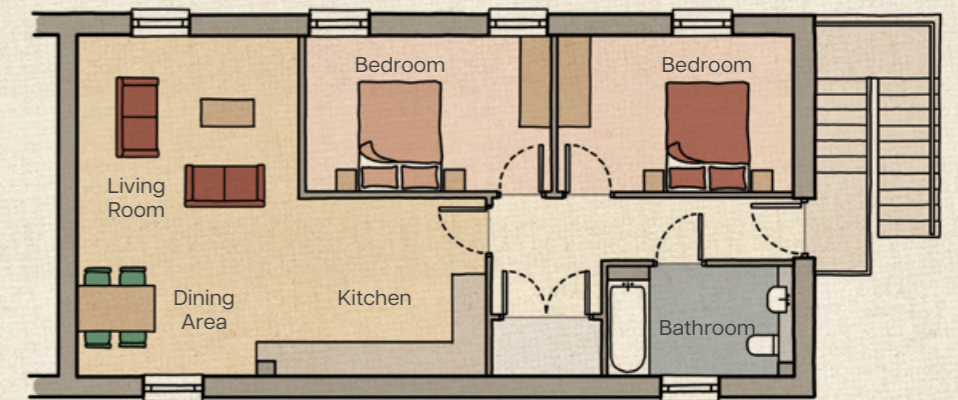
Ground Floor B



First Floor Coach A



First Floor Coach B



Bursting with personality and charm, these one-of-a-kind coach houses combine the best of both worlds – the convenience of apartment living with the warmth and character of a traditional home. Perfect for those who crave stylish, low-maintenance living with a sense of privacy and individuality.



### Specification

- Two double bedrooms
- Generous living space
- Separate dining area and kitchen
- Modern bathroom
- Versatile storage areas
- Private entrance
- Covered parking
- Off street parking

### KEY PLAN



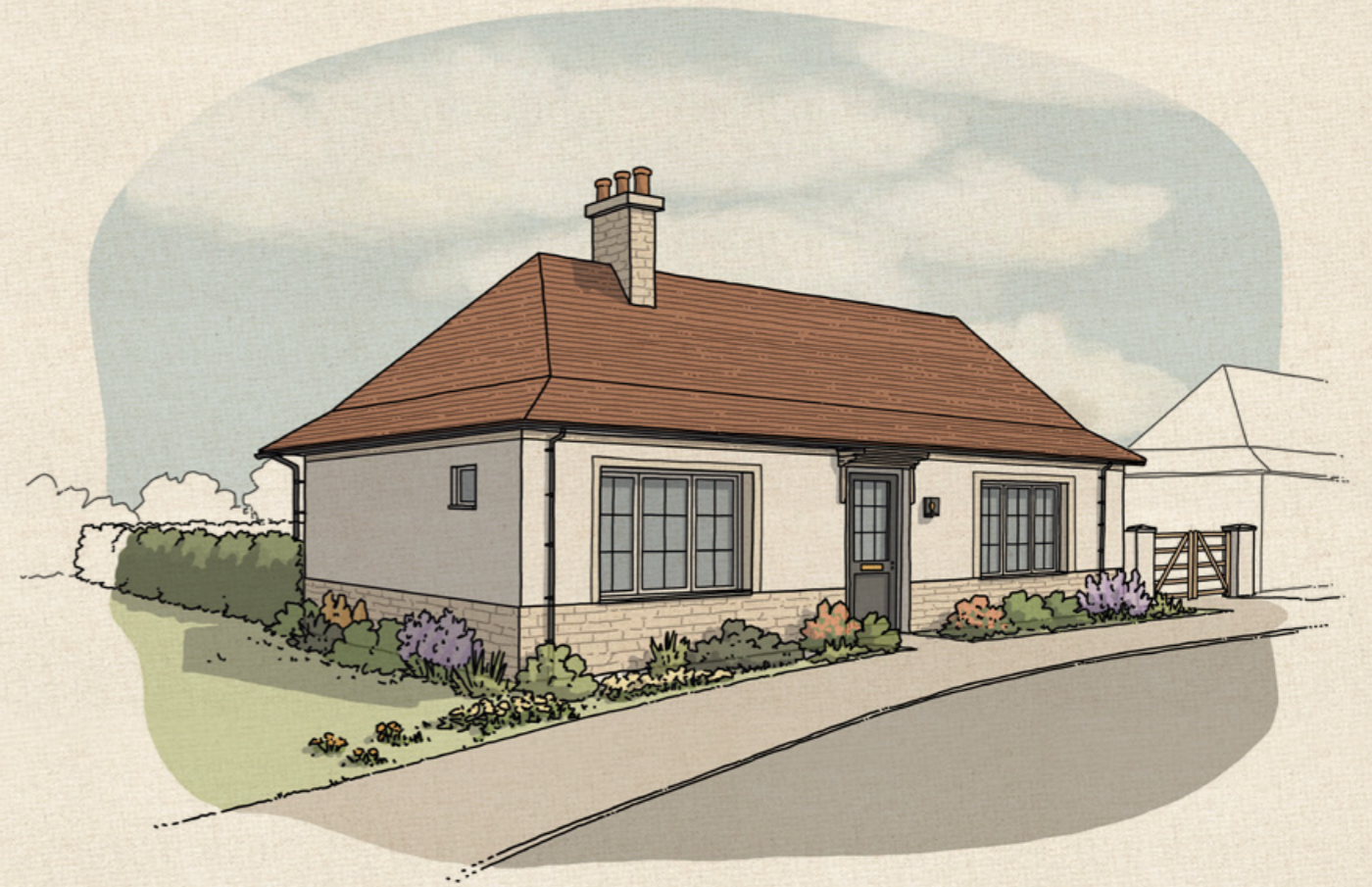
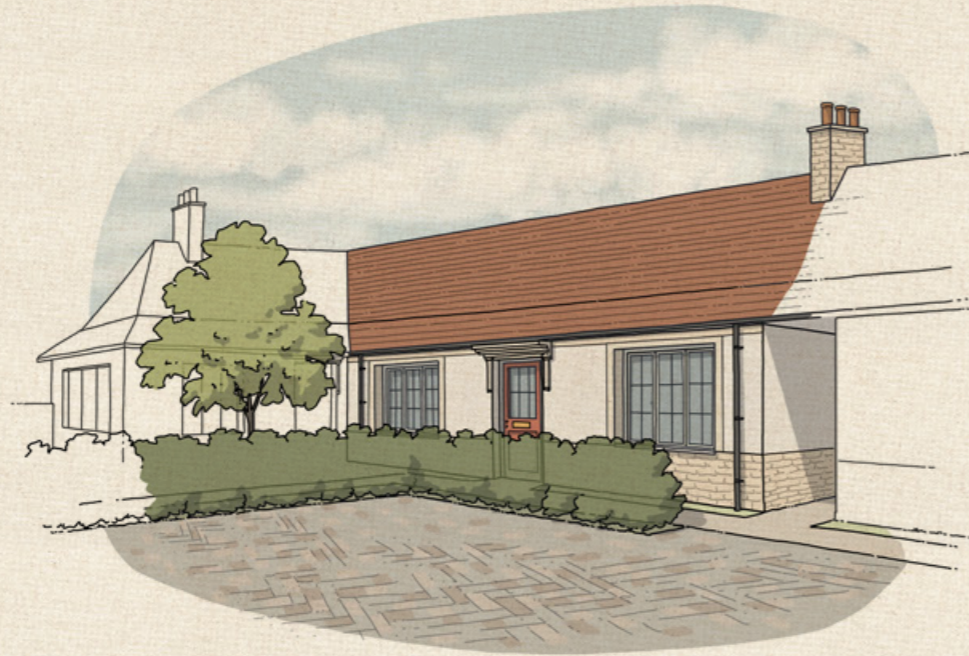
# THE BEAMISH

## 2 BED BUNGALOW

Floor Plan



Situated on the edge of Spa Gardens, The bungalow presents a unique opportunity for single-level living—ideal for those seeking convenience, easy accessibility, and a well-designed, spacious home in a peaceful setting.



### Specification

- Two double bedrooms
- A spacious open-plan living/dining/kitchen space
- Single-level layout
- Bathroom with modern fixtures
- Either detached or semi-detached configuration
- Garages with some plots
- Off street parking

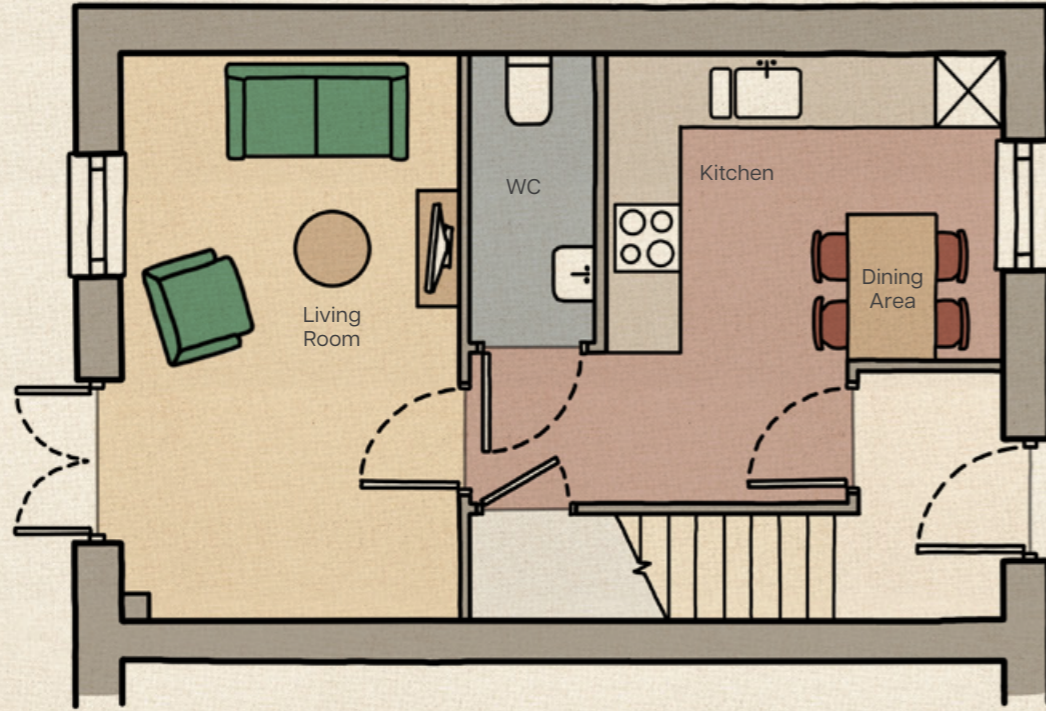
### KEY PLAN



# THE BLACKWELL

## 2 BED HOME

Ground Floor



First Floor



These stylish two-bedroom homes open onto a beautifully designed streetscape, blending modern comfort with contemporary charm. Featuring thoughtfully crafted interiors, they offer the perfect balance of functionality and style.

### Specification

- Two bedrooms
- Downstairs WC
- Kitchen/diner and separate living room
- Family bathroom
- Off street parking

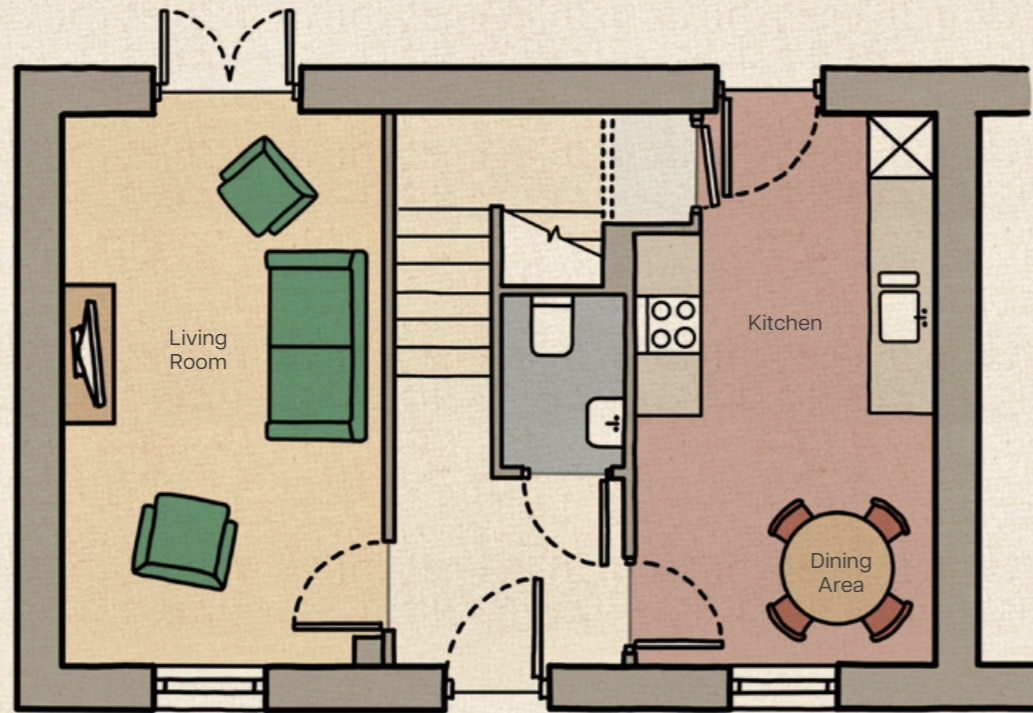
### KEY PLAN



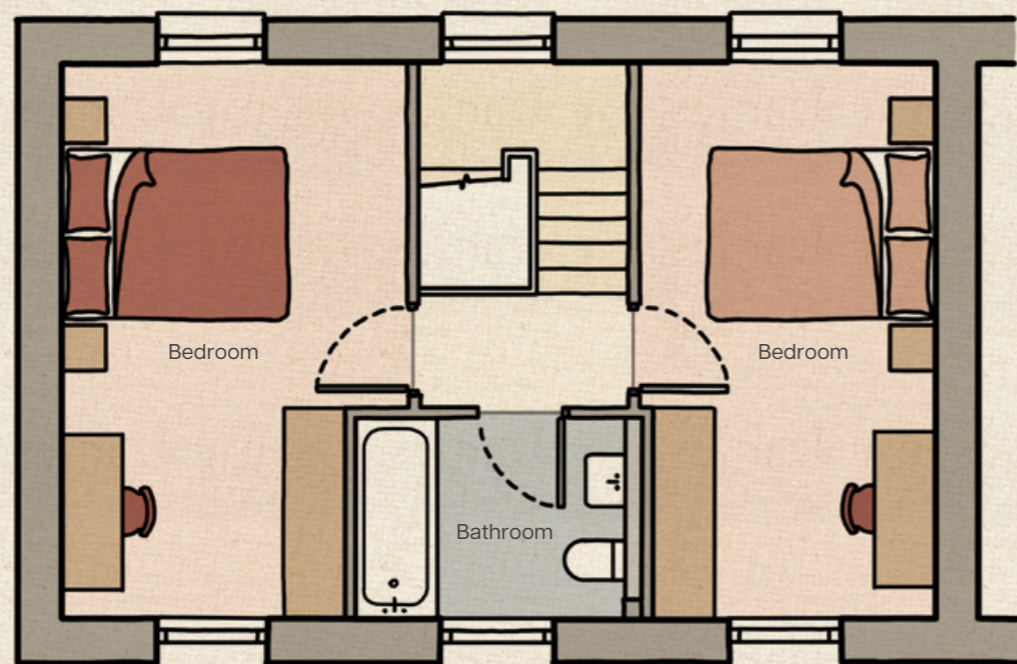
# THE BURN

## 2 BED HOME

Ground Floor



First Floor



These stylish double fronted 2-bedroom homes offer an ideal first step onto the property ladder or a practical downsize option. The Burn features a classic, traditional-style home, with spacious layouts and thoughtfully designed features.

### Specification

- Two spacious bedrooms
- Separate living room
- Modern kitchen / Diner
- Family bathroom
- Off street parking

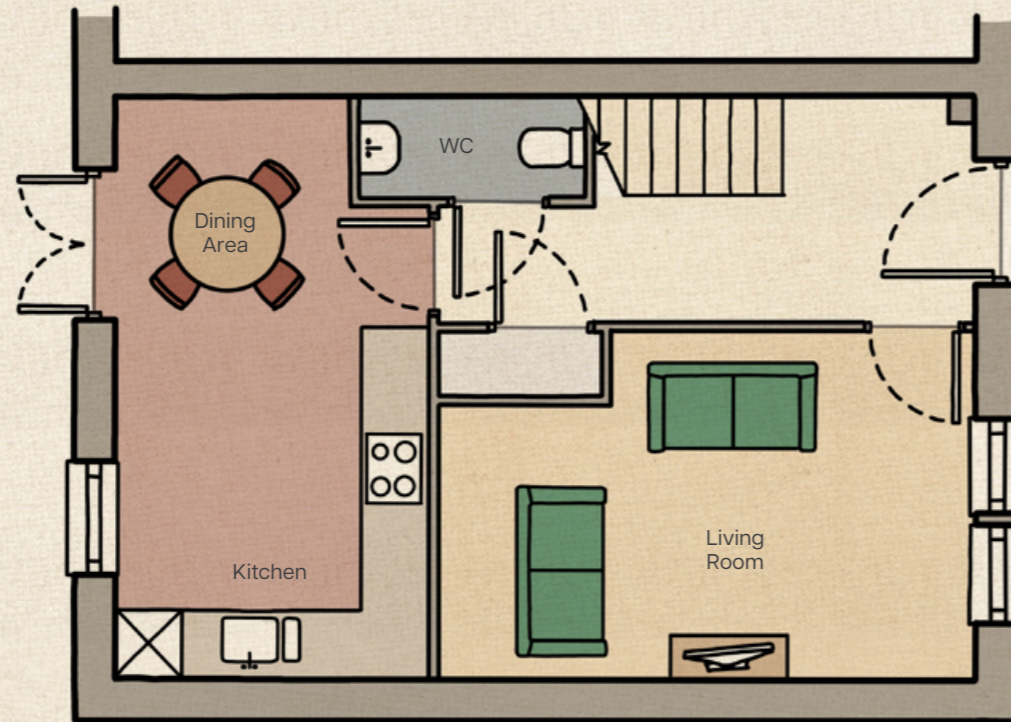
### KEY PLAN



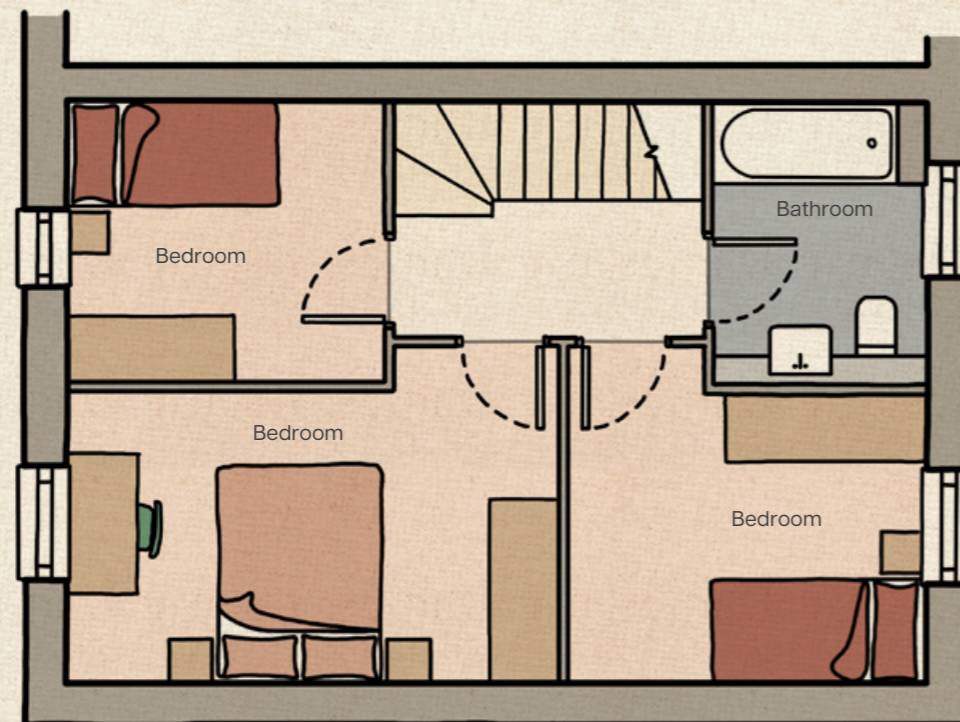
# THE HOLMSIDE

## 3 BED HOME

Ground Floor



First Floor



These 3-bedroom homes within the heart of Spa Gardens, offer an ideal first step onto the property ladder or a practical downsize option. The Holmside features a classic, traditional-style home, emerging onto an artfully crafted streetscape.

### Specification

- Three bedrooms
- Open-plan kitchen and dining space
- Generous living room
- Family bathroom and WC
- Spacious entrance hall
- Off street parking

### KEY PLAN



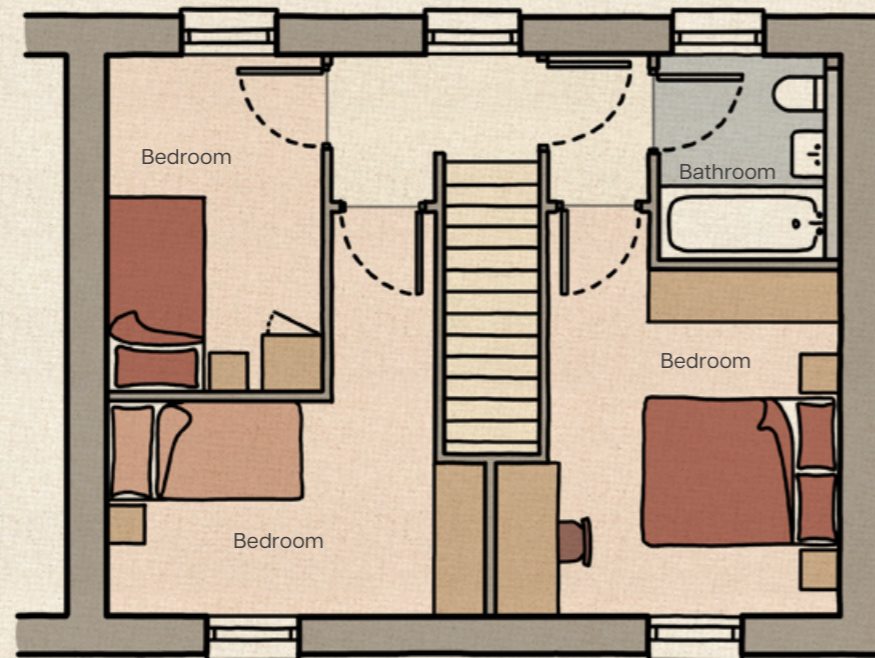
# THE HEADLAM

## 3 BED HOME

Ground Floor



First Floor



These double fronted 3-bedroom family homes are perfect for an expanding family. These traditional-style homes, step out onto a charming, well-designed streetscape.

### Specification

- Three well-proportioned bedrooms
- Family kitchen/dining space
- Downstairs WC and upstairs bathroom
- Off street parking

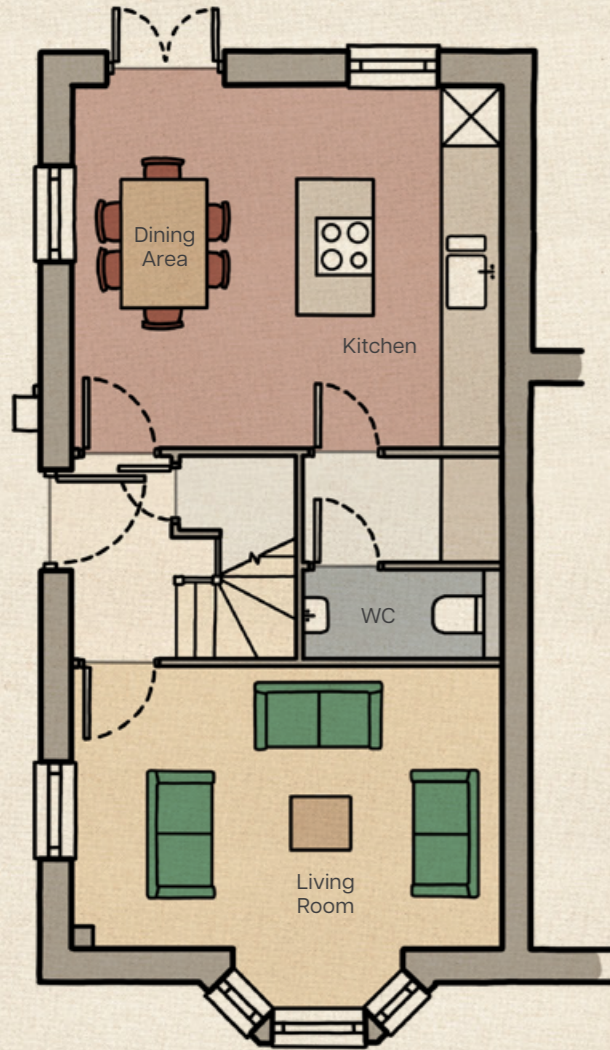
### KEY PLAN



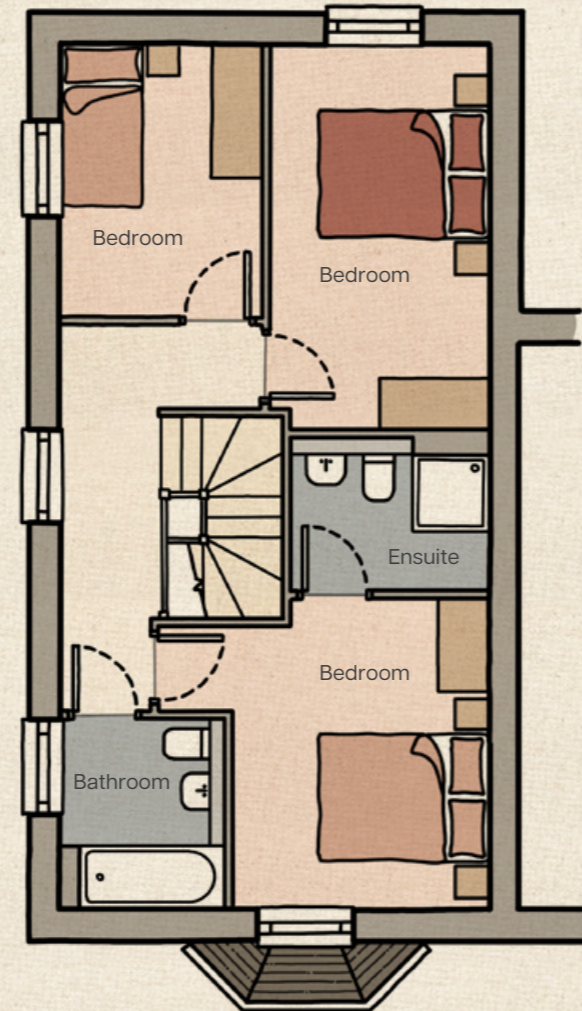
# THE HORSLEY

## 3 BED HOME

Ground Floor



First Floor



The Horsley is an individual house, which is set on a corner to the north of Spa Gardens. The house is double fronted with a bay window to the side of the property. This is a great option for a family.

### Specification

- Three bedrooms (ensuite to main)
- Bright living room with feature bay
- Separate kitchen / diner
- WC and main bathroom
- Off street parking

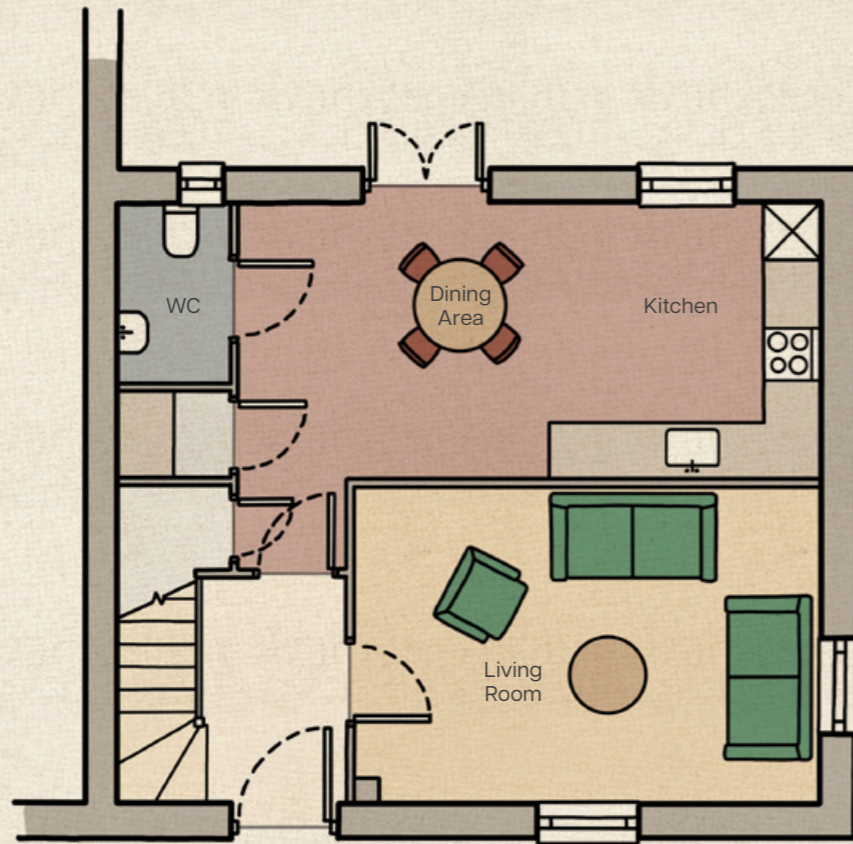
### KEY PLAN



# THE HOWICK

## 3 BED HOME

Ground Floor



First Floor



This beautifully designed three-bedroom home offering private parking on a charming, well-planned street. Inside, it boasts an open plan kitchen and dining area, complemented by a generously sized living room. This an ideal space for a growing family.

### Specification

- Three bedrooms
- Ensuite to master bedroom
- Spacious kitchen dining area
- French doors to garden
- Off street parking

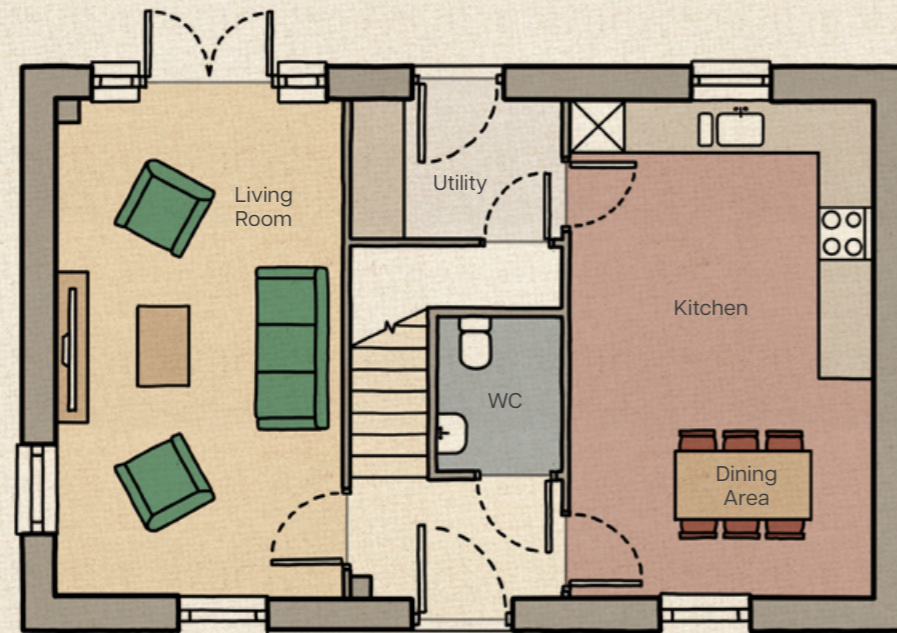
### KEY PLAN



# THE HAMSTERLEY

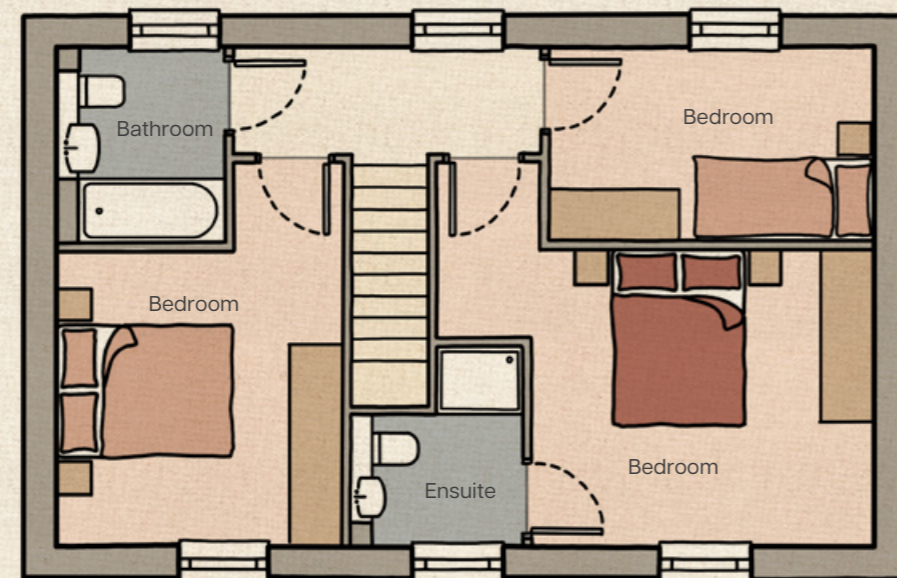
## 3 BED HOME

Ground Floor



The Hamsterley house types are double fronted with private parking. Most plots include a detached garage. On the ground floor open plan kitchen and dining area with a large living room. First floor offers 3 large bedrooms with an ensuite in the master bedroom.

First Floor



### Specification

- Three bedrooms (one with ensuite)
- Spacious lounge and separate dining area
- Downstairs WC
- Family bathroom
- French doors to garden
- Detached garage (detached plots)
- Gated driveway (selected plots)
- Separate utility
- Off street parking

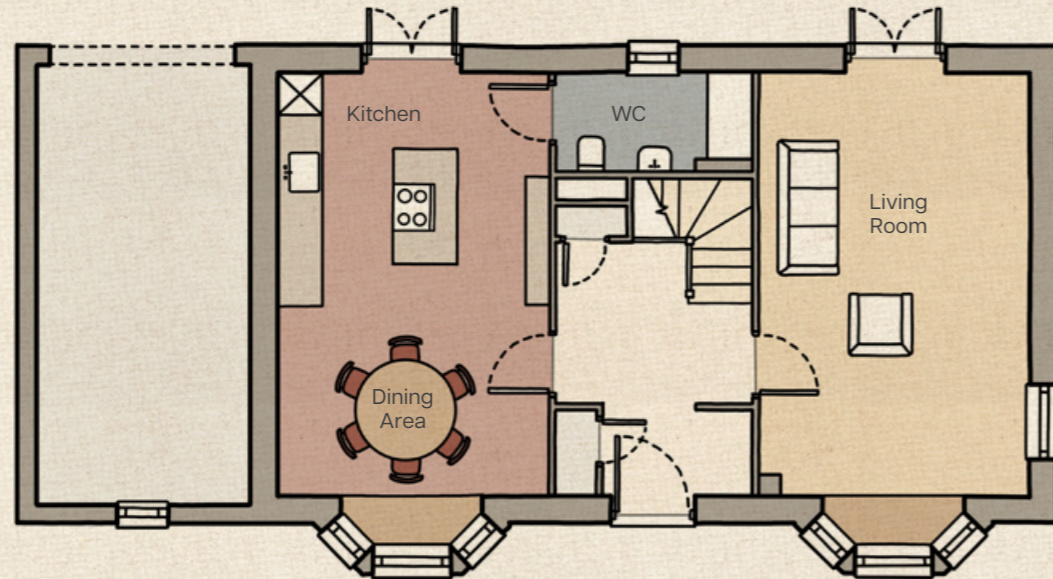
### KEY PLAN



# THE ROKEBY

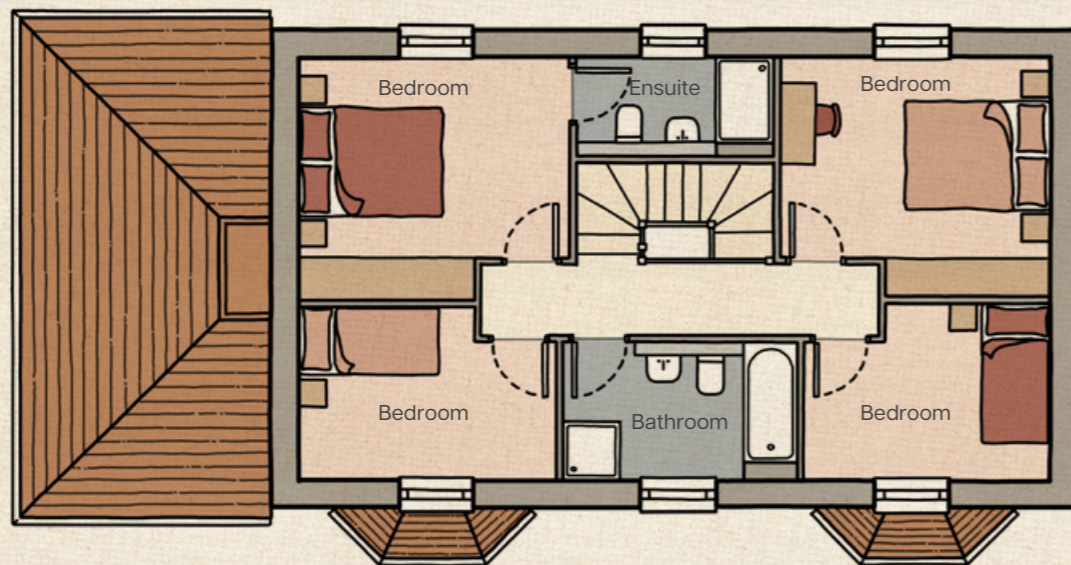
## 4 BED HOME

Ground Floor



Premium living for growing families or those needing more space. These double fronted luxurious four-bedroom homes offer high-spec finishes, generous gardens and layouts perfect for entertaining or relaxing in comfort.

First Floor



### Specification

- Double bay windows (selected plots)
- Four bedrooms
- Ensuite to master bedroom
- Open-plan kitchen/diner
- Elegant living space
- Additional bathroom and WC
- Single or double garage
- Two sets of french doors to access gardens
- Off street parking

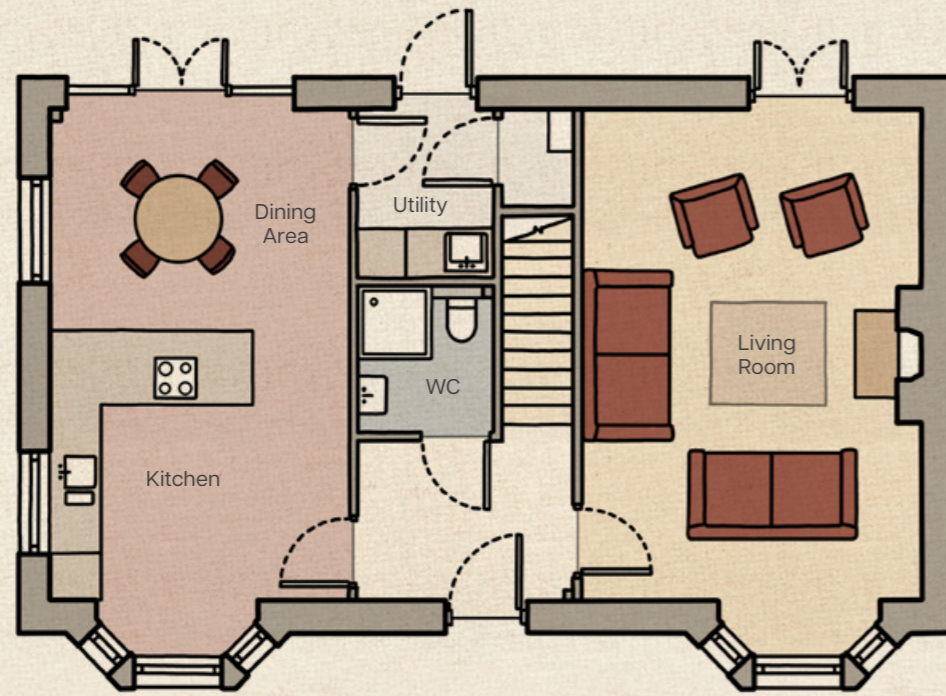
### KEY PLAN



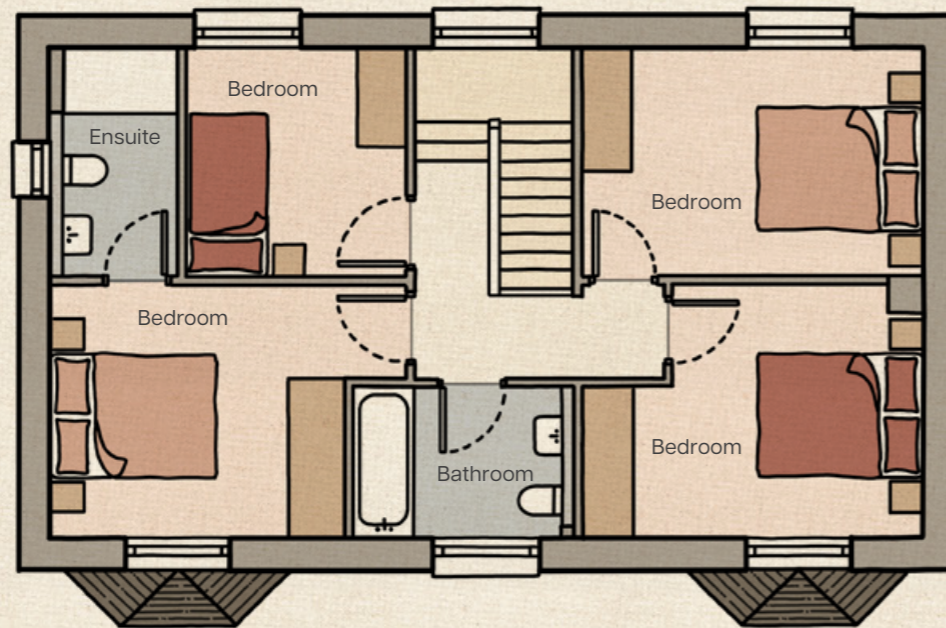
# THE REDWORTH

## 4 BED HOME

Ground Floor



First Floor



These traditionally styled luxurious four-bedroom, double-fronted homes are located on the edge of Spa Gardens, featuring high-spec finishes and generously proportioned interiors throughout.

### Specification

- Double bay windows (selected plots)
- Three double bedrooms
- Ensuite to master bedroom
- Open-plan kitchen/diner
- Separate living room and WC
- Separate utility
- Double detached garage
- Off street parking

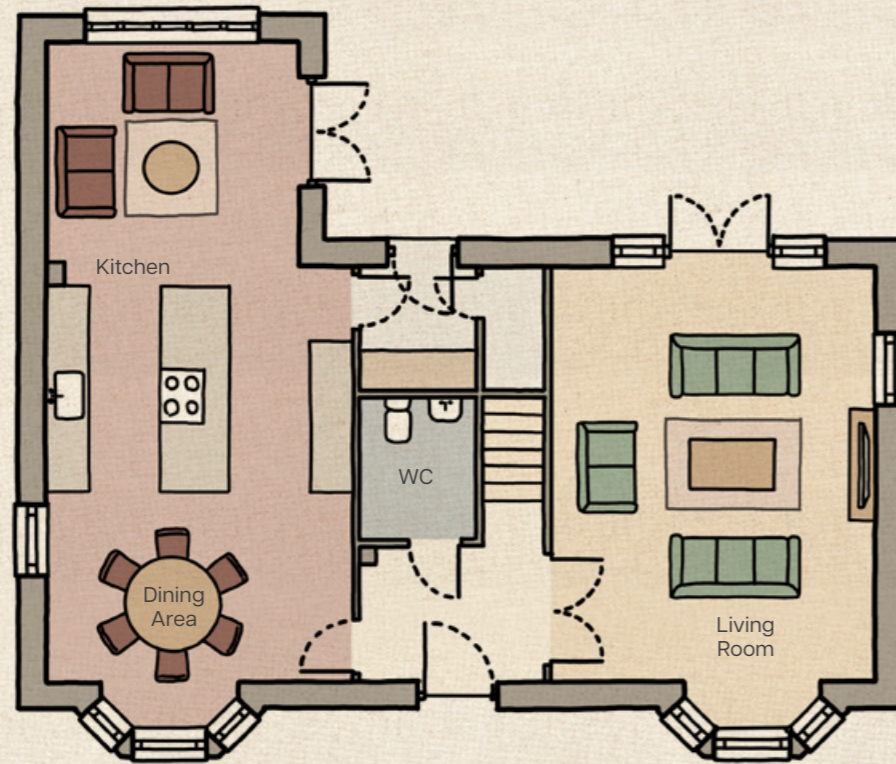
### KEY PLAN



# THE RABY

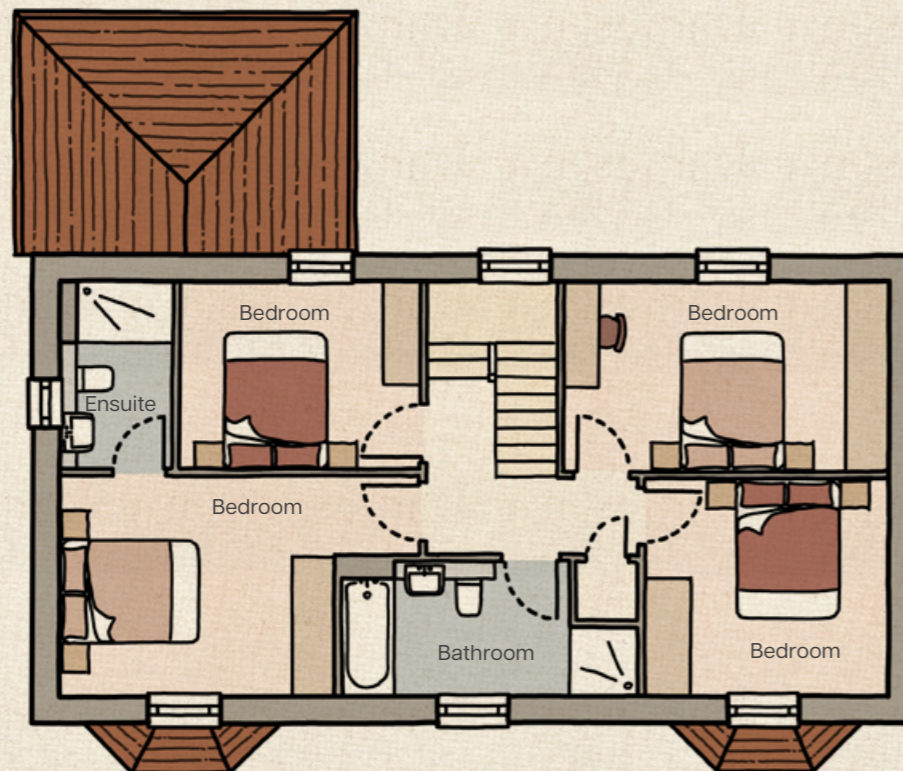
## 4 BED HOME

### Ground Floor



These stylish four-bedroom homes occupy prime scenic spots within Spa Gardens, boasting spacious gardens and high-spec finishes throughout. The ground floor features open-plan interiors, perfect for modern living.

### First Floor



### Specification

- Double bay windows (selected plots)
- Four double bedrooms
- Ensuite to master bedroom
- Spacious kitchen/diner with entertaining space
- Large double spaced living room
- Family bathroom and WC
- Double detached garage
- Off street parking

### KEY PLAN



# ABOUT THE ARCHITECT

## Ben Pentreath

Ben Pentreath are renowned as one of the foremost designers of new traditional buildings and country houses working in the UK. Whether you want a large or small house, in a classical or vernacular language, they are thrilled to work with interesting sites and with clients who want to create buildings which are beautifully proportioned, feel timeless, are sustainable, and have a sense of place.

The Ben Pentreath team have reimagined Spa Gardens, bringing a considered approach to traditional village living alongside thoughtful accents and ideas to design a truly special place.



A Marine Villa : New Forest National Park



An Artist's House : Chelsea



Elgin Crescent: Notting Hill



A North Yorkshire Farmhouse

# ABOUT THE ESTATE

## R A B Y

Acres of dramatic, heritage landscapes and unique buildings, steeped in a rich history, across County Durham and Shropshire.



### The Castle

A powerful exterior with a superb collection of art and artefacts.

Raby is without doubt one of the most impressive intact castles in the North of England. Built in the 14th century by the powerful Neville family, it has a long history. Home to Cecily Neville, mother of two kings of England, it was also the scene of the plotting of the Rising of the North and a Parliamentary stronghold during the Civil War.

### The Deer Park

Spend time in the grounds of Raby Castle.

With 200 acres to explore and a range of wildlife on our doorstep, there is plenty to see and do across Raby Park. Discover our walking routes and meet our herds of red and fallow deer.

Between May and July our female deer give birth and although it is very exciting to see babies around the park we always remind our visitors to respect their privacy and keep a safe distance.

If you see a baby deer in the park do not approach it, even if it appears to be on its own. Its mother won't be too far away and you could be putting the calf and yourself at risk by going too close.

Information source : [www.raby.co.uk](http://www.raby.co.uk)

### The Walled Garden

The 18th century Walled Garden has been recently remodelled by renowned garden designer Luciano Giubbilei with Lady Barnard. Together, they have laboured to create a stunning 5-acre vision, including the estate's well-known yew hedges and the iconic Raby fig. In doing so, they have retained the gardens' distinctive spirit; one in which the character of Raby and its rich history is deeply embedded.

### The Plotters' Forest

The Plotters' Forest is an immersive outdoor playground located in a magical Christmas Tree Plantation at Raby Castle.

The perfect place to reap the benefits of outdoor play for children using a range of interactive games.

'Close to nature' takes on a new meaning in The Plotters' Forest. Built around the existing trees and natural clearings with sustainable materials, the playground equipment feels woven into the forest; an extension of the great outdoors. We've taken care to respect our beautiful natural environment, with larch cladding sourced from our sustainably managed woodland and colours inspired by the forest's stunning palette.

# FIND YOUR FOREVER HOME AT SPA GARDENS

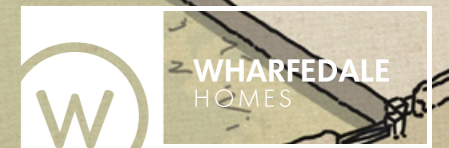
Register your interest today or book your personal appointment:

✉ [sales@wharfedalehomes.co.uk](mailto:sales@wharfedalehomes.co.uk)

📞 01423 799690



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Click here or scan the QR code to  
view the interactive map



Designed by Royal Pilgrim Design Ltd