



LUXURY HOLIDAY HOMES

The background of the advertisement is a scenic landscape. In the foreground, there is a field of yellow flowers, possibly buttercups, with a shallow depth of field creating a bokeh effect. In the middle ground, a row of modern, dark-colored luxury holiday homes with light-colored glass doors and windows are visible. They are set against a backdrop of tall evergreen trees. The sky is a warm, golden color, suggesting a sunset or sunrise. The overall atmosphere is peaceful and idyllic.

Your home from home

## Family Run for Generations to Come

The Lamb family has called the Barmoor Castle Estate home for over 40 years. Together with the dedicated Barmoor team, they ensure homeowners and visitors alike have everything needed for a peaceful, relaxing experience.

Ann, Jamie and Jodi Lamb warmly invite you to explore the enchanting place they proudly call home.



“Tranquillity, space, countryside and coast nearby. The Lamb family looks after their home owners and you definitely feel part of the family. Barmoor is a beautiful country park.”

Margaret Davies



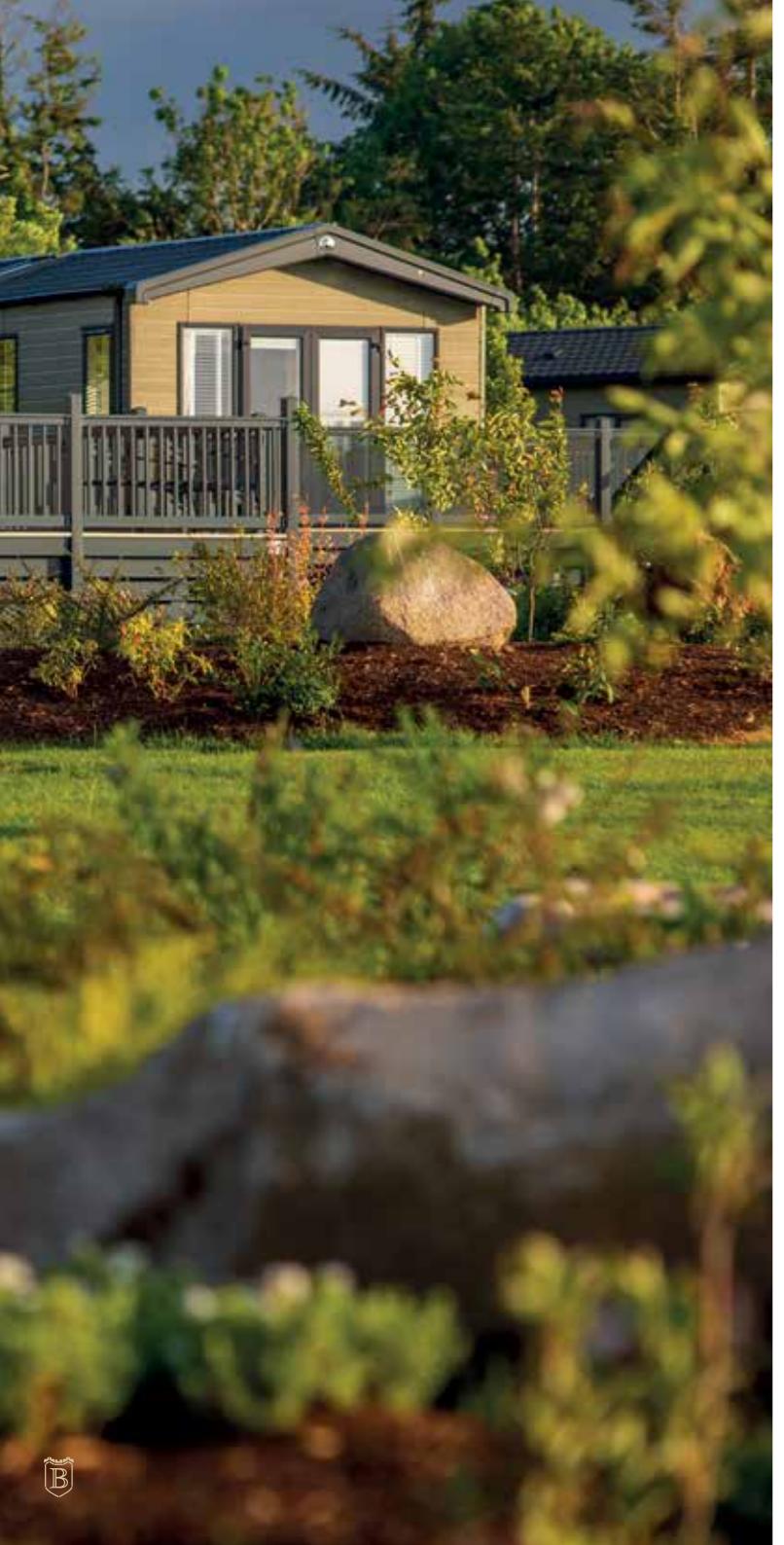
## Beyond the Beauty, Discover Barmoor

Barmoor Castle Country Park offers an exclusive, luxurious escape for discerning owners, nestled within over 200 acres of picturesque Northumbrian countryside.

Surrounded by the golden beaches of the Northumberland coast, the majestic Cheviot Hills, and the awe-inspiring Scottish Borders, this park provides a serene and sophisticated haven. Perfectly situated for those looking to explore the hidden gems and unparalleled beauty of the region, Barmoor Castle promises a unique blend of elegance and tranquillity.

The Northumberland coast, an area of outstanding natural beauty, boasts 39 miles of pristine beaches and a rich historical tapestry, highlighted by Barmoor Castle's storied past dating back to the 12th century.

Guests revel in exploring, walking and cycling through the breathtaking park grounds, abundant with diverse flora, trees, and wildlife, providing an idyllic setting for relaxation.



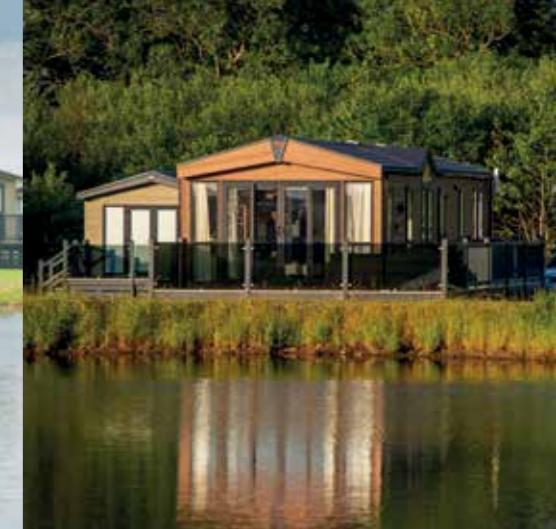
## Life at Barmoor

The generous spacing between pitches creates a sense of privacy and tranquillity at Barmoor, allowing visitors to relax and unwind in their own little corner of Northumberland.

The landscape of the park is indeed special, adorned with a variety of deciduous trees, including unique specimens like palms and a cedar of Lebanon. During the summer months, the rhododendrons burst into vibrant colours, adding to the park's beauty and charm.

Located in a historic area, the park exudes a sense of heritage and timelessness. It offers an escape from the hustle and bustle of everyday life, providing complete peace and quiet amidst open spaces, mature woodland and abundant wildlife.

The ponds within the park are a haven for waterfowl, while sightings of deer, hares and even otters add to the enchantment of the natural surroundings. Whether it's a leisurely stroll through the grounds or simply basking in the serenity of nature, this park promises an unforgettable experience for all.



“Barmoor Castle Country Estate is the perfect site for us. It is beautifully kept and is so quiet that you can hear the village church clock strike the hour a mile away in Lowick.”

Bob Hamil

## Finding the Right Home for You

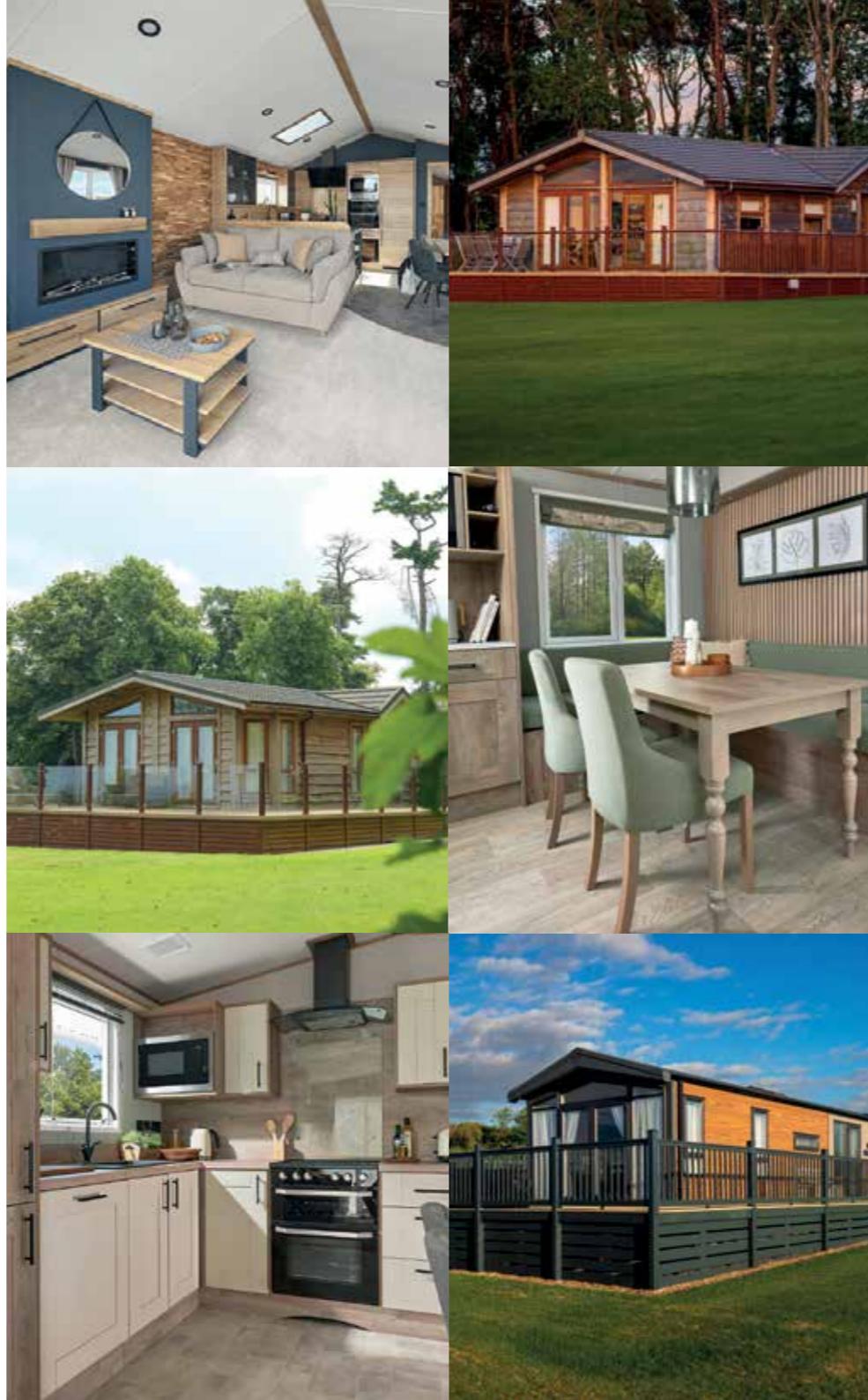
At Barmoor, we're dedicated to making your holiday home ownership journey seamless. Our focus is on providing exclusivity and personalised attention for each of our clients.

Choose from an extensive selection of new and pre-owned holiday homes and luxury caravans, tailored to suit every taste and preference. With various plots spread across acres of the estate, you have the freedom to select the perfect setting for your retreat. Whether you prefer a breathtaking sea view, serene countryside vistas, or the majestic sight of the castle, we have options to match your desires. Plus, you can opt for shaded spots or bask in direct sunlight during those blissful summer months.

Our inventory boasts a wide array of luxury lodges and caravans, ensuring there's something to accommodate every budget without compromising on quality or comfort. We collaborate with renowned manufacturers like Pemberton, Willerby and ABI to provide you with the latest in holiday home innovation and design.

“We have been at Barmoor for nearly three years and it's the best thing we have ever done. It really is our happy place. The views are stunning, the grounds are well kept, lots of wildlife to see and it's so peaceful. The Barmoor team are so lovely and can't do enough for you. We wouldn't want to go anywhere else.”

Tracy Clyde



## Holiday Home Ownership, Made Effortless

To make becoming an owner a breeze, we have four key factors to support your decision making: helping to ensure you choose the perfect home from home at Barmoor Castle.

-  Visit and decide if the estate feels right for you.
-  Receive crystal clear information on ownership costs.
-  Decide on a living space option to suit your lifestyle.
-  Find the perfect location for you and your family.

### Ownership Fees

Your ownership at Barmoor Castle is inclusive of all annual site fees, local rates, water, refuse and the estate stewardship that keeps the park absolutely pristine.

Different ownership levels are available throughout the country estate, allowing you to choose the perfect location that is right for you, starting from just £4,055 p/a.

In addition to your annual site fees, we advise owners to budget approximately £1,000 for gas, electricity and insurance.

## Things to do In & Around the Area

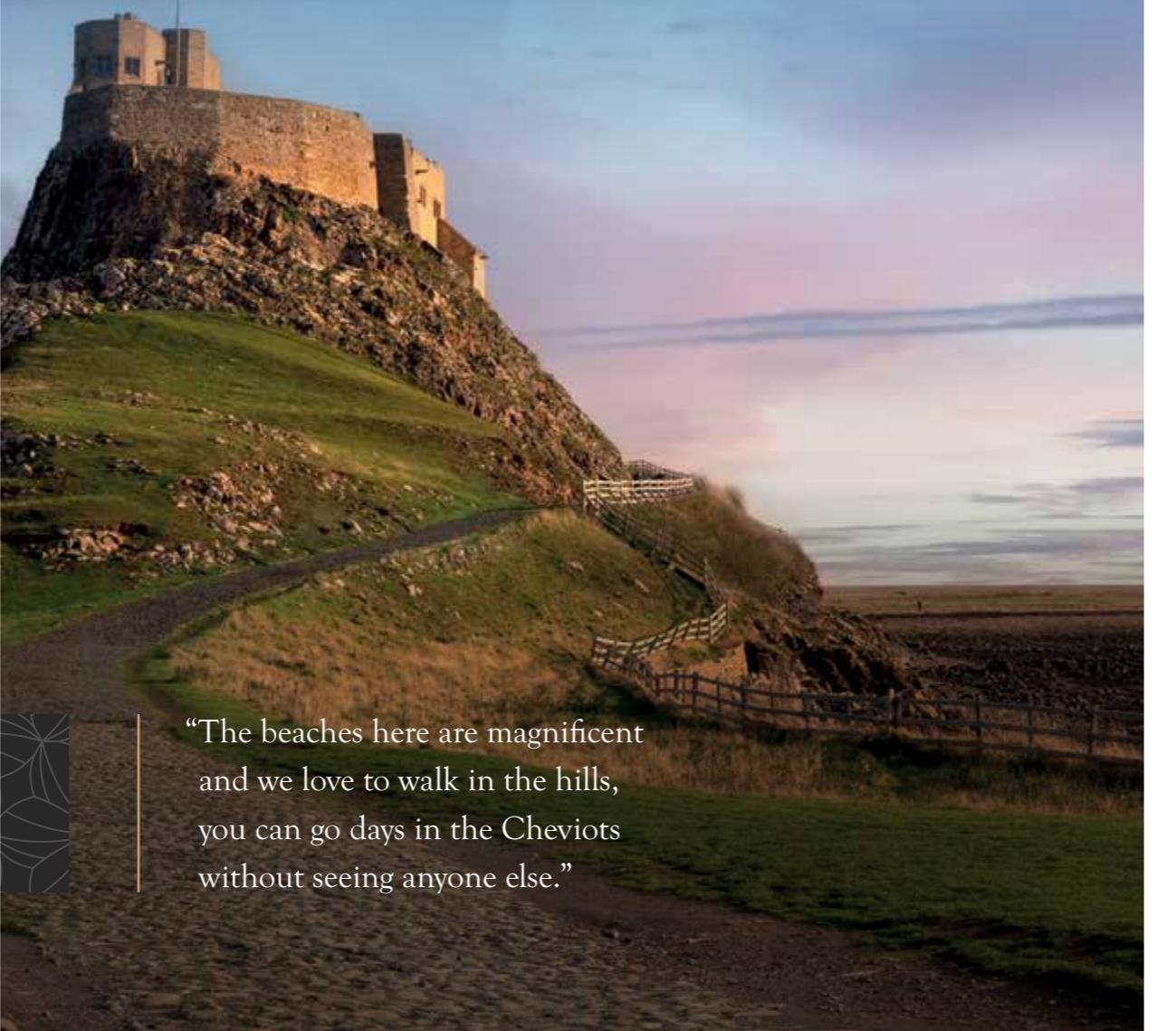
Whether you're seeking thrills, relaxation, or cultural enrichment, Northumberland promises an unforgettable journey filled with discovery and wonder. Enjoy delightful dining experiences at charming local pubs and restaurants. Explore quaint cafes for a relaxing drink and homemade treats. For shopping, visit the nearby market towns, featuring boutique shops, artisan crafts and local produce, providing a perfect blend of local culture and flavours.

Explore the rich history of the Ford and Etal Estates, Bamburgh Castle and Alnwick Castle and Gardens nearby. Enjoy leisurely walks along Northumberland's tranquil beaches and countryside or play a round at the serene Goswick Golf Course.

Visit Northumberland Zoo, fish the peaceful River Till or take a boat tour to the Farne Islands for stunning wildlife and scenic beauty. You'll discover charming villages and local heritage sites all within a stone's throw of Barmoor.

### Holy Island

This mysterious tidal island off Northumberland's coast becomes inaccessible when the tide washes over its causeway. When it's safe to cross the causeway, expect to find pint-sized pubs and charming cafés aplenty, the ancient priory, and Lindisfarne Castle that teeters on the coastline.



“The beaches here are magnificent and we love to walk in the hills, you can go days in the Cheviots without seeing anyone else.”

### Ford and Etal

Just five minutes down the road from Barmoor Castle sits the beautiful Ford and Etal Estates. Here you will find a wealth of heritage attractions, including the historic Flodden Field, miles of beautiful countryside and activities such as canoeing, horse riding and cycling.

### Farne Islands

The Farne Islands, just off Northumberland's coast, are a wildlife haven: home to puffins, seals and diverse seabirds. Rich in history and natural beauty, they offer unparalleled opportunities for birdwatching, boat tours and exploration of rugged landscapes. The islands' vibrant ecosystems make them a must-visit destination for nature enthusiasts.

### Alnwick Castle and Gardens

Alnwick Castle and Gardens offer a unique blend of history and horticulture. The majestic castle, home to the Duke of Northumberland, offers rich history and grandeur. The enchanting gardens feature the world-famous Poison Garden, cascading water features and stunning floral displays, making it a truly captivating destination for visitors.



# FAQs

## Where is Barmoor Castle located?

Barmoor Castle is situated in the beautiful Northumberland countryside, providing easy access to local attractions and natural beauty. You can find us on your sat nav or maps using the postcode TD15 2TR.

## What types of holiday homes are available for ownership?

We offer a variety of holiday home styles and sizes to suit different preferences and budgets. From comfortable 35 x 12 foot options - around the size of a studio apartment - up to our grandest 50 x 22 foot holiday homes. Contact us and we can recommend something that fits best for you and your family.

## What does holiday home ownership include?

Ownership includes the holiday home itself, access to the Barmoor Castle estate grounds and a long-term lease for the plot on which the holiday home is situated.

## How long is the pitch licence for?

Our pitch license runs 20 years for caravans and 30 years for twin-unit lodges: giving you safety and security to enjoy your holiday home for decades to come.

## How much is the pitch fee and what does it cover?

Our site fees start from just £4,055 for the 11-month holiday season. The fees include water, non-domestic rates, refuse collection, ground maintenance and access to some amazing owner-exclusive events.

## Is the first year's fee included in the sale price?

We always strive to make your ownership journey as easy as possible, therefore we always include the site fees for the remainder of the season, pro-rata.

## Are electricity and water included and how are they billed?

Your water is included in your site fees. Electricity is charged once every year, in October.

## Are there any other fees or charges? If so, what are they for and when do they have to be paid?

Based on normal usage, running costs for your holiday home will be in the region of £1,000 per year. This includes gas, electricity and insurance. On top of this, you may also choose to take-up optional services, such as the superfast Wi-Fi available on-park or regular window cleaning.

## When can you use the holiday caravan?

Our holiday season runs from 9th February until 9th January every year.

## Can I permanently live in my holiday caravan/holiday home?

No, as the holiday caravan/holiday home is for holiday and recreational use only. You must provide us with a permanent residential address where you live when not using your holiday caravan/holiday home for a holiday or recreational break.

## How much does it cost to run the holiday caravan per-year?

We advise owners to budget the approximate amount below:

- Pitch fees: from £4,055 per year
- Water: included in site fees
- Insurance, electricity and gas (LPG): £1,000 per year

## Do you have to pay council tax?

No, as this is a holiday caravan - not a permanent place of residence. Your pitch fee or rates will cover all "domestic" costs.

## Can I sell my holiday home in the future?

Yes, holiday home owners have the option to sell their holiday homes. The on-site management team can assist with resale processes.

## Can I rent out my holiday home when I'm not using it?

We do not permit holiday home rental at Barmoor Castle. This is to ensure our park stays the tranquil community that people adore.

## Are there any community rules or regulations?

To ensure a peaceful and enjoyable environment, all owners must adhere to community guidelines, which include noise restrictions and pet policies.

## Are pets allowed?

Yes! We are not just pet-tolerable, we are very much pet-friendly. For example, we have built a dog walk all the way around the park for our estate owners.

## Is Barmoor Castle a family-friendly environment?

Absolutely, Barmoor Castle welcomes families and offers a safe, engaging environment with activities for all ages.

## Can I tour the holiday homes before purchasing?

Yes, we offer guided tours of available holiday homes and the estate to help you make an informed decision.

## Are there open house events?

We host open house events periodically, where potential buyers can explore the holiday homes and meet current owners.

## How can I arrange a visit or request more information?

We're open seven days a week, ready to greet and welcome you to the estate. We recommend getting in touch to arrange a time for a personal tour of the park, where you can explore all that Barmoor Castle has to offer.



# Escape to Northumberland's Most Exclusive, Owners-Only, Country Estate

We love where we live. That's why we've put down our family roots, and have no intention of going anywhere. We believe through our total commitment that we've created the perfect park for those looking for peace and tranquillity.

## Explore with a Personal Tour Today and Discover Your New Home from Home

Enjoy the peace, comfort and exclusivity that comes as part of luxury lodge ownership at Barmoor Castle; a unique opportunity to possess your very own piece of tranquillity, nestled in the heart of Northumberland.



**To book your personal tour, contact the park team**

**t:** 01289 388376 | **e:** [michael@barmoorcastle.co.uk](mailto:michael@barmoorcastle.co.uk) | [www.barmoorcastle.co.uk](http://www.barmoorcastle.co.uk)

**Barmoor Castle Country Park, Lowick, Berwick-upon-Tweed TD15 2TR**