



Escape the city, unwind and discover the stunning tranquillity of the Northumberland countryside

The location of the Kilns is quite simply unique. Nestling beneath Long Crag, overlooking 3 lakes, surrounded by farmland and forest - it's a magical place to be. The Kilns offers the extremely rare opportunity to own a brand new home in a truly spectacular rural location. Superb views, forest walks, fishing and everything that country life can offer, right on your doorstep yet within very easy reach of all amenities in town and city.





A village community of 14 exceptional homes in a spectacular rural setting

The Kilns is a unique community of just 14 meticulously designed homes clustered round a village green that features the conserved brickworks' chimney - echoing the location's history.

There are 3 individual floor plans with their own unique elevational treatment in two contrasting styles. The traditional 'Northumbrian' and the 'Scandi'. Contrasting yet complimentary, in both styles, CountyLife's architects have cleverly blended a mix of traditional Northumbria stone with cottage brickwork to give the development its own complete and unifying individuality.

Natural slate roofs, stone detailing and high-performance windows reinforce the architecture which is further enhanced by professionally designed landscape and garden areas.

As befits properties of this quality, all rooms are generously proportioned with the added luxury of high ceilings and windows. Living areas benefit from extra height ceilings to add to their spacious feel and sliding doors access directly on to private terraces - extending indoor space to provide an opportunity for summer alfresco dining and entertaining.



Connect with Northumberland and the City of Newcastle upon Tyne. The East Coast Main train line to London and the International Airport are only minutes away.

The Kilns' unique location offers easy access to local amenities in town or city, to Northumberland's stunning countryside and coast yet only minutes from long distance travel by rail or air. Alnwick only 15 minutes away offers a variety of shopping, excellent schools, pubs, restaurants together with cinema and theatre. Newcastle upon Tyne is within equally easy reach. The regional capital is well known as a cultural centre with its many historic buildings, theatres, museums and the world class Glasshouse performing arts centre. The city is well served by the exceptional quality of its educational establishments. It boasts many highly regarded state and private schools, its two universities rank amongst the very best in the UK and are complemented by a number of colleges. Newcastle upon Tyne is a busy thriving metropolis offering every service one would expect from such a major regional centre.



Site Layout

The Kilns is a unique community of just 14 meticulously designed homes clustered round a village green that features the conserved brickworks' chimney - echoing the location's history.



How to find us...

From Newcastle upon Tyne: Follow A1 North to Junction signed to Cragside & Rothbury & Coldstream Follow to A 697 Turn Left into Thrunton Long Crag Trout Fishery and follow the road to The Kilns.

The Kilns postcode is NE66 4SP

LNER
Edinburgh Waverley to London Kings Cross - Direct Train Link

ROTHBURY

4 Bedroom luxury detached family house with attached double garage

Traditionally designed to reflect typical Northumbrian architecture, this spacious family home offers versatile accommodation for young and old alike - either the growing family or equally, grandparents who need space for the grandchildren. On the ground floor, off the hallway, is a generous yet cosy snug, a home office and wc and cloaks.

To the rear a family dining and kitchen area spans the full width of the house and gives access to the patio and garden. Off the kitchen is a utility which leads to the double garage. On the first floor the airy landing gives access to the master bedroom and en-suite, 2 double bedrooms, one single bedroom and a generous family bathroom. The Rothbury is available in either the plan as shown or mirrored.



Ground Floor

Room	Dimensions	
Snug	3.84m x 4.49m	(127" x 14'8")
Office	3.73m x 2.21m	(12'3" x 7'3")
WC	1.43m x 1.87m	(4'8" x 6'1")
Utility	2.17m x 1.87m	(7'1" x 6'1")
Kitchen	3.72m x 3.59m	(12'2" x 11'9")
Dining area	3.29m x 3.31m	(10'9" x 10'10")
Entr. Hall (ex Stairs)	4.49m x 2.14m	(14'8" x 7'0")
Garage	6.10m x 6.61m	(19'11" x 21'8")

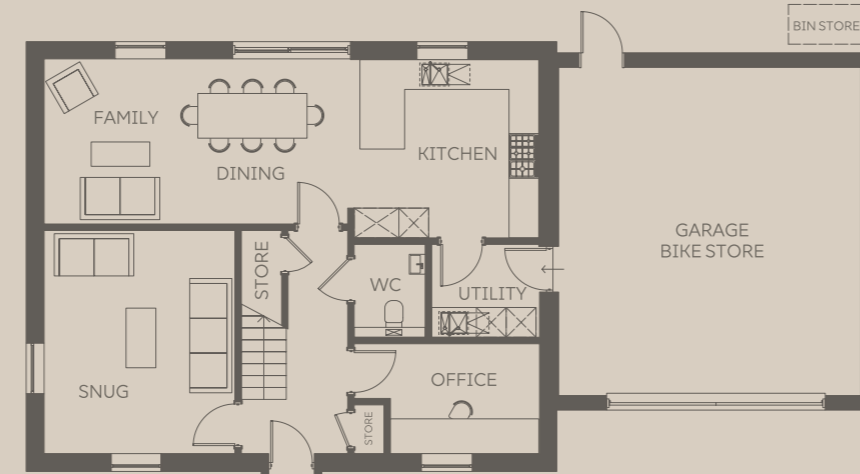
First Floor

Room	Dimensions	
Master Bedroom 1	3.72m x 4.36m	(12'2" x 14'3")
En-suite	2.60m x 1.70m	(8'6" x 5'7")
Bedroom 2	3.72m x 3.44m	(12'2" x 11'3")
Bedroom 3	3.38m x 3.39m	(11'1" x 11'1")
Bedroom 4	3.84m x 2.48m	(12'7" x 8'1")
Family Bathroom	3.84m x 1.80m	(12'7" x 5'11")

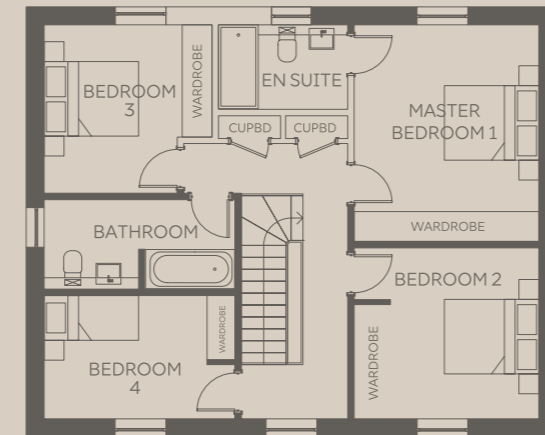
Plots 1, 4, 10, 13, 14

4 Bedroom luxury detached family house with attached double garage

1722 sq ft – 160 sq m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ALNWICK

4 bedroom luxury detached family house with attached double garage

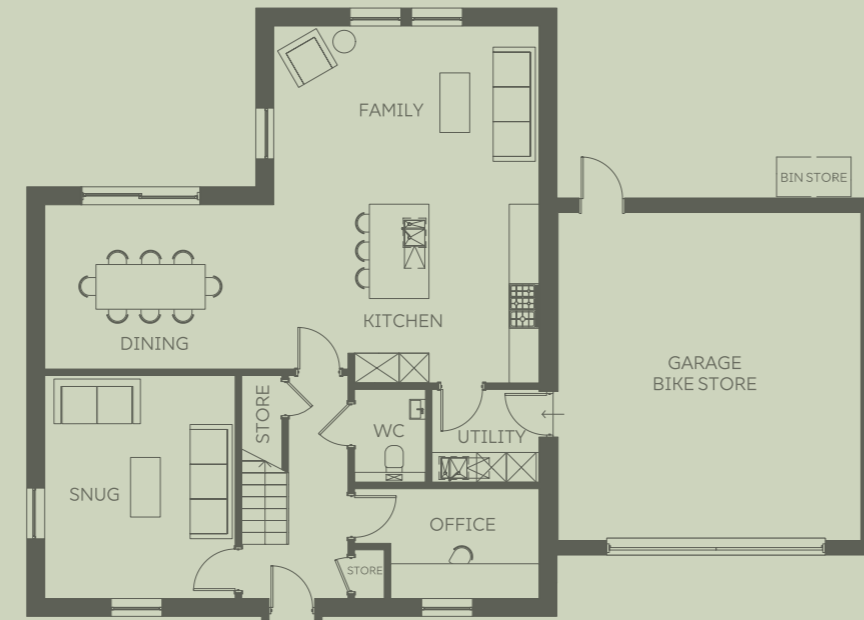
This floor plan and design offers similar accommodation to the Rothbury with the added bonus of a superb extension to the family dining kitchen giving even more versatility to the area, The feeling of space is enhanced by the lantern light and sliding doors opening directly onto the patio and garden and is absolutely ideal for entertaining. From the kitchen a utility leads directly to the double garage. A snug, study/office cloaks and wc complete the ground floor.

On the first floor the airy landing gives access to the master bedroom and en-suite, 2 double bedrooms, one single bedroom and a generous family bathroom. The Alnwick is available in either the plan as shown or mirrored.

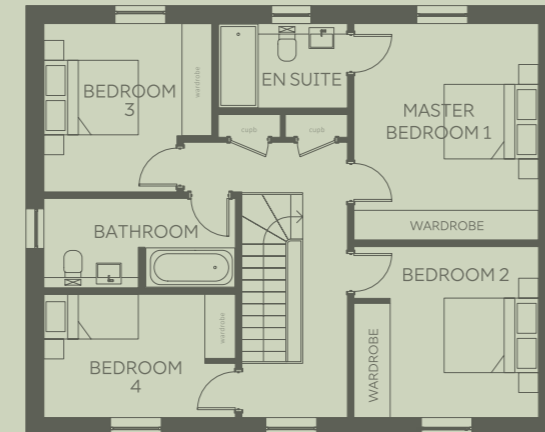
Plots 2, 3, 11, 12

4 bedroom luxury detached family house with attached double garage

1937 sq ft – 180 sq m



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Ground Floor

Room	Dimensions	
Snug	3.84m x 4.49m	(12'7" x 14'8")
Office	3.73m x 2.21m	(12'3" x 7'3")
WC	1.43m x 1.87m	(4'8" x 6'1")
Utility	2.17m x 1.87m	(7'1" x 6'1")
Kitchen	3.72m x 3.59m	(12'2" x 11'9")
Dining area	6.25m x 3.30m	(20'6" x 10'9")
Entr. Hall (ex Stairs)	4.49m x 2.14m	(14'8" x 7'0")
Garage	6.10m x 6.61m	(19'11" x 21'8")

First Floor

Room	Dimensions	
Master Bedroom 1	3.72m x 4.36m	(12'2" x 14'3")
En-suite	2.60m x 1.70m	(8'6" x 5'7")
Bedroom 2	3.72m x 3.44m	(12'2" x 11'3")
Bedroom 3	3.38m x 3.39m	(11'1" x 11'1")
Bedroom 4	3.84m x 2.48m	(12'7" x 8'1")
Family Bathroom	3.84m x 1.80m	(12'7" x 5'11")



THRUNTON SCANDI HOUSE

Contemporary 4 bedroom luxury detached family long house with detached double garage

The design theme of the Thrunton is very different and truly unique. Its high-pitched roof and architecture have Scandinavian echoes while its floor plan offers the ultimate in the latest living layouts. The spacious entrance hall, featuring a half landing staircase, feeds directly onto a superb family dining and kitchen space from where generous sliding doors give access to a private garden. The ground floor accommodation is enhanced by a snug, a study/office, storage and large utility which provides alternative external access.

On the first floor the glorious master bedroom and en-suite accesses a deck spanning the full width of the house offering unobstructed views over the magnificent open countryside or adjacent lakes. The accommodation is further enhanced with a guest bedroom and en-suite, 2 further double bedrooms a family bathroom and storage.



Ground Floor

Room	Dimensions
Snug	4.75m x 3.38m (15'7" x 11'1")
Office	3.20m x 2.77m (10'6" x 9'1")
WC	1.97m x 1.40m (6'5" x 4'7")
Utility	2.38m x 3.38m (7'9" x 11'1")
Kitchen	4.00m x 3.38m (13'1" x 11'1")
Dining area	2.87m x 3.38m (9'5" x 11'1")
Entr. Hall (ex Stairs)	5.80m x 3.22m (19'0" x 10'6")
Cloak Store	1.42m x 1.35m
Detached Garage	6.00m x 6.50m (19'8" x 21'4")

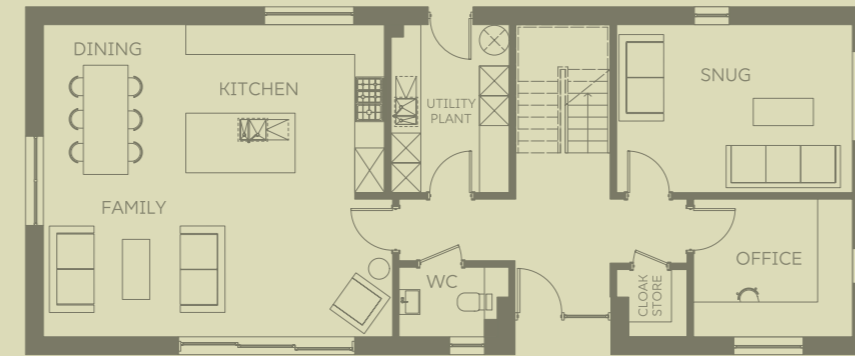
First Floor

Room	Dimensions
Master Bedroom 1	4.15m x 6.28m (13'7" x 20'7")
En-suite	2.58m x 1.94m (8'5" x 6'4")
Bedroom 2	4.75m x 3.38m (15'7" x 11'1")
Bedroom 3	4.75m x 3.38m (15'7" x 11'1")
Bedroom 4	3.76m x 2.57m (12'4" x 8'5")
Family Bathroom	2.05m x 2.45m (6'8" x 8'0")

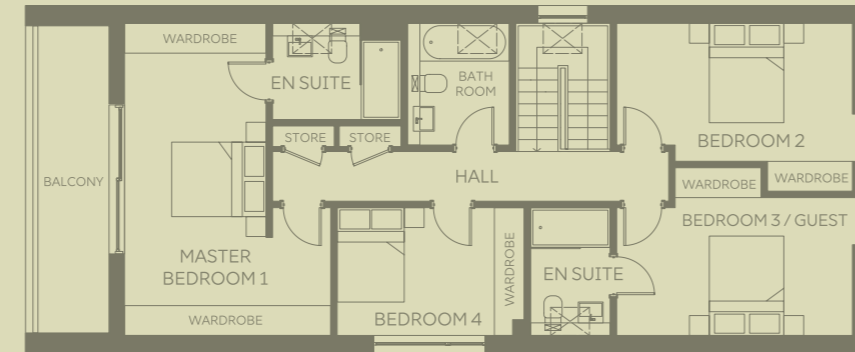
Plots 5, 6, 7, 8, 9

Contemporary 4 bedroom luxury detached family long house with detached double garage

2260 sq ft – 210 sq m



GROUND FLOOR PLAN



FIRST FLOOR PLAN





Individually designed to the highest specification and detail

The traditional materials of the external design belie the cutting-edge construction technology of these exceptionally high-quality new homes. Highly engineered structural components afford exceptional standards of insulation, minimize running costs and provide an excellent base for superior quality internal surface finishes.

Contemporary Kitchens

- Contemporary layout with quality units and soft close door fronts
- Choice of stone worktops and door fronts
- Under unit lighting
- Stainless steel single fan oven
- Stainless steel combination microwave
- Ceramic hob
- Built in extractor
- Wine cooler
- Integrated dishwasher
- Integrated fridge / freezer
- Floor finish option



Bathrooms

- Contemporary white sanitary-ware with chrome fittings
- Thermostatic wall mounted shower mixer control panel and fixed overhead cascade shower with separate handset to fully tiled enclosure
- Fitted storage to main bathrooms
- Half tiling to bathrooms and en-suites
- Choice of wall and floor tiles
- Chrome heated towel rails
- Extract ventilation to all bathrooms and en-suites
- Shaver socket to master en-suite
- Feature mirrors to all bathrooms



Utility

- Choice of laminate worktops and door fronts
- Plumbing to washing machine
- Stainless steel sink
- Space for tumble drier

Relax in knowledge that top quality internal finishes and fittings are standard

To compliment the carefully engineered contemporary structure, CountyLife offers the most up to date top quality internal finish and fittings as standard. To further compliment the individuality of their new home, clients are offered the choice of a wide variety of floor, wall and cabinetry finish options.



Construction

- Superior timber frame construction
- Traditional stone and brick external walls
- Slate roofs
- UPVC double glazed windows and sliding patio doors
- Composite construction front and rear doors

Heating & Thermal Efficiency

- Air source heat pump central heating
- Underfloor heating to ground floor
- Radiators with thermostats to first floor rooms (except bathrooms)
- High levels of insulation and airtightness

Interior finishing

- Emulsion finish to all walls
- White emulsion to ceilings
- Oak finish internal doors
- Fitted wardrobe option
- Contemporary architraves and skirtings with egg shell finish
- Staircase finished with painted spindles and oak handrail



External

- Paving to front and rear paths and patios
- Turf to front and rear gardens
- Double garage
- Electric garage doors
- Power points in garage
- External water supply
- Walled and fenced boundaries



Electrical

- Down-lighters to kitchens, bathrooms, en-suites and hallway
- Central ceiling lights to all other rooms
- TV (terrestrial, Sky streaming capability) point to all principal rooms, master and guest bedrooms
- External lights to front and rear
- 7Kw car charging point

General

- 10 Year Structural Warranty
- 2 Year Customer Care from CountyLife Homes
- Sales and maintenance procedures are in accordance with the Consumer Code for Homebuilders



Management Company

- Maintenance of landscaped areas, roads, drains and footpaths
- Maintenance of street lighting
- Power for communal lighting
- Water supply together with maintenance of equipment and power
- Reserve fund contribution

• The photographs on pages 6-15 are intended only to illustrate typical CountyLife specifications.

Photographs and illustrations are intended only to give an indication of the final product. The properties are offered subject to availability. We reserve the right to improve or change specification. Although every care has been taken to ensure the accuracy of the information the contents do not form any part of, nor constitute a representations, warranty or part of any contract.

Why buy a Countylife home?

Apart from the unique designs and specifications of Countylife Homes, there are several advantages of buying a new build home that an older property simply doesn't offer. Not only can new build homes offer sensible financial benefits, they are often a much better match for modern day lifestyles.

Here are just some of the reasons you should buy new.

All Countylife Homes are specifically designed to be energy efficient

This means they can be 6 times more energy efficient than older homes. They are cheaper to run, they are designed to meet a minimum EPC rating of B and, in addition, purchasers could benefit from cheaper green mortgages.

All Countylife Homes have heat pumps

This means that compared to older homes they omit less CO2 and are greener.

All Countylife Homes have a 10 year structural warranty

This means that compared to most high maintenance older homes, Countylife purchasers save money and have peace of mind.

All Countylife Homes are safe and secure

Countylife Homes are built to the most up to date safety standards and are all equipped with heat smoke and intruder alarm systems.

All Countylife Homes offer purchasers a choice of finish

This means, compared to older homes, Countylife purchasers can choose new fittings, tiling and flooring and benefit from new warrantied appliances.

Individually designed to the highest specification and detail

In the company's 25 year history no housetype has ever been replicated on succeeding Countylife sites. The company has an ethos of constant improvement in the construction of its products consequently each Countylife development has uniquely designed homes and specifications.





We build stylish new homes which are more efficient, more comfortable and more economical to run

With our head office in Northumberland, Countylife specialises in individual developments at high quality locations throughout the North East of England. Our sites are carefully chosen for their desirable locations within easy access of areas of outstanding natural beauty, but close to the centres and amenities of village, town and city.

Our homes, whilst identifying with the architectural style of their location, combine traditional materials and modern technology to provide the ultimate in contemporary living.

With the highest possible quality specification in design and energy conservation, coupled with innovative floor plans and features, we build stylish new homes which are more efficient, more comfortable and more economical to run.




countylife
exceptional homes

More interesting to look at – and to live in

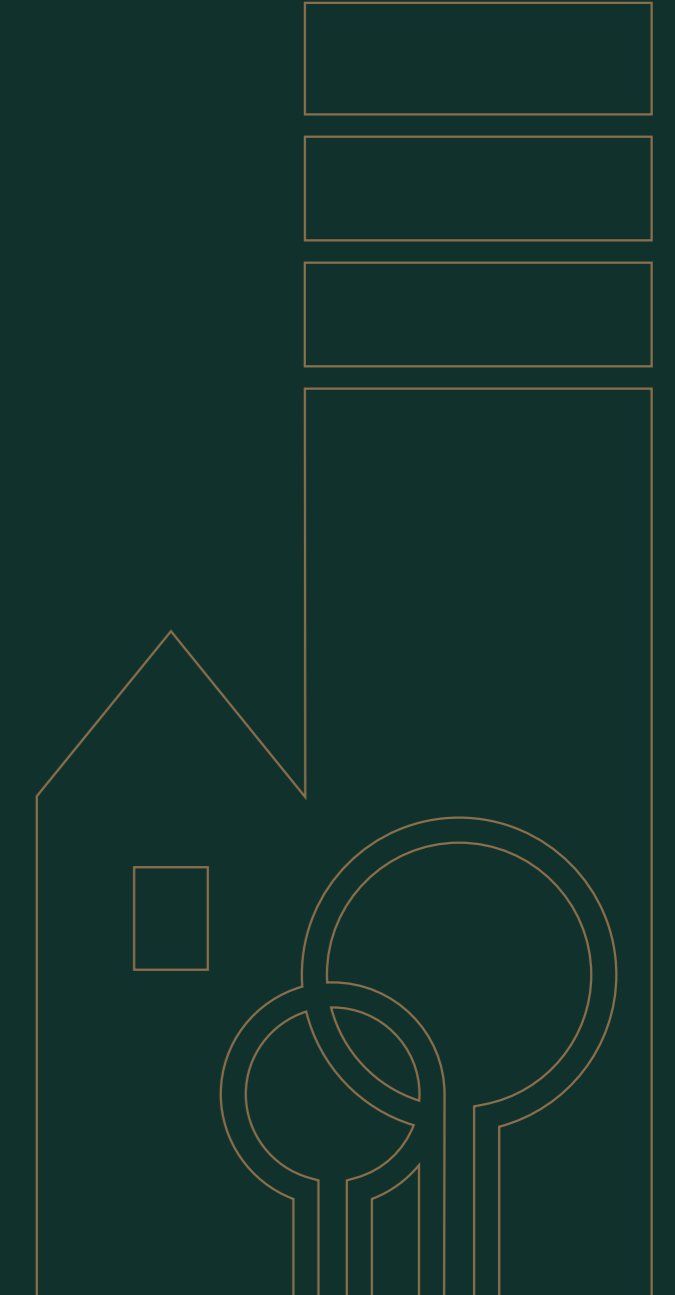
The History of The Kilns Site

In the 1930's Commander Clare Vyner RN of Studley Royal, Ripon purchased land at Swarland for development by the Fountains Abbey Settlers Society Ltd as a land settlement for unemployed tradesmen and their families from Tyneside. 77 homes were built together with shops, sports facilities and a village hall. Work was provided at the Swarland sawmills, a joinery works at Amble, a tweed mill and the Swarland Brickworks at Thrunton.

However, the outbreak of World War 2 reignited employment on Tyneside and in 1942 with the workforce gone the brickworks was sold to the Blythe family who had been involved in brick manufacture in Birtley and Washington.

High quality bricks were manufactured by the Swarland Brick Company for over 70 years but changing trends in brick production in the early years of the new millennium led the Blythe family to review the business. They decided to close the brickworks, convert the clay pits to landscaped fishing lakes and redevelop the factory site.

Superbly located next to the fishing lakes and surrounded by hill and forest, The Kilns, built on the site of the old brickworks, is the culmination of that process. The old brickworks chimney remains as an interesting centrepiece of the development and serves as a permanent reminder of the location's history.





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