



Albyfield

FIVE HOMES IN A CONVERTED STONE STEADING · NEAR CUMREW, EDEN VALLEY, CUMBRIA

DAVID BRITTON ESTATES

ALL IMAGES ARE INDICATIVE COMPUTER-GENERATED ILLUSTRATIONS



Albyfield

Five houses made from one sandstone farmstead on the edge of the Pennine fells, each with land that would be remarkable anywhere: the smallest plot is around half an acre, the largest some 2.2 acres.

Albyfield has been a farm for as long as there have been maps of this parish. The stone ranges that stand round its yard were built to hold stock and hay through Pennine winters, and they were built to last: thick sandstone walls, steep slate roofs, and a courtyard that turns its back to the fell and its face to the light. Thornbrook Homes are now converting the steading into five houses, and the conversion has been approached as a set of individual homes rather than a row of units. Each follows the shape of the building it came from — one under the old cart arch, one in the tall barn, one along the long range — and each has been designed around where the light comes from.

What sets Albyfield apart from almost every other barn conversion in Cumbria is the land. The five plots start at roughly half an acre and run to around 2.2 acres at Plot 5, so every house has a garden with real depth to it, its own outlook, and the fells beyond. There is room here to keep a proper garden, to let children and dogs run, to sit out on a summer evening without a neighbour in view. It is a rare combination: the character of an old stone farmstead, the specification of a new house, and grounds on the scale of a country property.

The houses are being sold off-plan. The images in this brochure are computer-generated from the architects' drawings and are indicative; the finishes described are those specified, and where a choice remains open to the purchaser we say so.

AT A GLANCE

- Five houses, three to five bedrooms
- Plots from around half an acre to some 2.2 acres
- Shared block-paved courtyard; private parking for each house and a visitors' bay
- Natural sandstone and slate; original openings kept and glazed
- Semi-vaulted ceilings, exposed timbers, wood-burning stoves
- Underfloor heating to the ground floor
- Kitchens, bathrooms and hard flooring chosen from the developer's range
- Carlisle under half an hour; London a little over three hours by train



The setting

On the eastern side of the Eden Valley, where the farmland stops climbing and the North Pennines begin.

Albyfield sits on its own, up a lane just outside the village of Cumrew, thirteen miles east of Carlisle and seven south of Brampton. The outlook runs along the line of the Pennine fells: Cumrew Fell and Cardunneth Pike rise directly behind the farm, and the escarpment carries on south towards Croglin and the high ground above Alston. From the farm the ground falls away to the west and north across the Eden plain, with a line of distant hills on the horizon; behind it, to the east, the fell rises through old woodland to open moor.

It is a quiet place, but not a cut-off one. Cumrew is a hamlet of a hundred or so people with a church rebuilt in 1890 on a medieval site; Castle Carrock, three miles away, has the primary school and the pub; Brampton has the everyday shops, a Tuesday market, doctors and William Howard School. Carlisle is under half an hour by car, with its west coast main line station — London Euston in a little over three hours, Edinburgh and Glasgow in a little over one — and the M6 at junction 42 is roughly twenty minutes. Armathwaite, five miles west, is a stop on the Settle–Carlisle line.

The walking starts at the gate. Up Cumrew Fell to the cairn on Cardunneth Pike, along the escarpment to Croglin and Castle Carrock, or down to the Eden at Armathwaite and the Nunnery Walks. Talkin Tarn is twenty minutes; Lanercost Priory and Hadrian's Wall half an hour; Ullswater and the eastern Lakes about forty. And the wildlife is exceptional. The RSPB's Geltsdale reserve, a few miles along the fellside, is one of the last strongholds in England of the hen harrier, black grouse, merlin and short-eared owl; closer to home there are curlew and lapwing on the higher ground, red squirrels in the Eden woods, and deer, hares and barn owls on the fields round the farm.

One farmstead, five houses

The courtyard is shared, block-paved and private, entered from the lane on the west. Each house has its own front door onto it, its own parking beside it, and its own garden on the far side, away from the courtyard: to the west on the lane side, to the north across open farmland, or to the south and east towards the fell wood. Plot numbers follow the developer's subdivision plan.

PLOT	HOUSE	WHERE	BEDROOMS	ACCOMMODATION	GARDEN
Plot 1	The Long House	West wing, south end	4 (one on the ground floor)	Sitting room; utility, kitchen, dining and living room in the garden wing; cloakroom; bathroom, en-suite and dressing room	West, on the valley side
Plot 2	The Corner House	West wing and north-west corner	4, plus study / bedroom 5	Living, dining, kitchen and utility in the garden wing; sitting room; shower room; three en-suites and dressing room	West and north
Plot 3	The Byre	The long north range	3	Open-plan living, dining and kitchen; sitting room; cloakroom; bathroom and en-suite	North, over open fields
Plot 4	The Cart Arch House	North-east corner and tall barn	4	Dining room between the cart arches; sitting room and kitchen; living room; utility; cloakroom; two bathrooms; dressing room	North and east, fell wood behind
Plot 5	The Barn	Tall barn, south end	4 (one on the ground floor)	Kitchen and dining; sitting room; living room; utility; cloakroom; bathroom, en-suite and dressing room	Some 2.2 acres, south and east to the fell wood

House names are working names for this brochure. Accommodation follows the architects' general arrangement plans (Ashwood Design Associates, 2333-210 to 214). Plot areas will be confirmed from the subdivision plan.



How they are built

Sandstone walls, slate roofs, and a great deal of thought about light.

The original sandstone is kept, repaired and repointed in lime, and the new work is built in natural sandstone to match, with stone cills, lintels and surrounds. Roofs are natural slate. The old openings — the cart arches, the arched fanlights, the slit windows — are kept and glazed rather than blocked up. Rooflights, glazed gables and full-height openings have been placed with unusual care, so that rooms which in a lesser conversion would be dark are lit from two sides, and the principal rooms get the sun for most of the day.

It is in the detail that these houses separate themselves from the ordinary run of barn conversions. Semi-vaulted ceilings with the roof timbers exposed; oak lintels over the old openings; original stone left showing where it earns its place; stoves in the main living rooms; dressing rooms off the principal bedrooms; a dining room between two glazed cart arches. None of it is decoration for its own sake. It comes from an architect and a developer who have spent a long time thinking about how the rooms will be lived in.

Inside, the houses are being finished to a single high specification. Underfloor heating runs throughout the ground floor, with radiators to the first floor; the heating system itself is being finalised as part of the build. Kitchens and bathrooms are chosen by the purchaser from the developer's range. Tiled and hard flooring to the kitchen, utility, hallway and bathrooms is included and likewise chosen from a range; floor finishes to the remaining rooms are left for the purchaser, so that each house is finished to its owner's taste while keeping to one standard across the development. Buyers reserving early will have the fullest choice.

Outside, the courtyard is block-paved and private, entered from the lane on the west. Each house has its own parking beside it, with a separate visitors' bay to one side of the yard so that guests never crowd the front doors. Gardens are enclosed with post-and-rail fencing and hedging, so they read as part of the land rather than as plots cut out of it, and patios are laid in slate-effect porcelain. Where the ground demands it, retaining walls are built in the same stone as the houses.

Thornbrook Homes

A Cumbrian developer with a long record of building substantial, individual houses on generous plots.

Thornbrook Homes have been building high-quality executive and luxury homes in and around Cumbria for a considerable time, and their name carries weight in the county. Their work is recognisable: individual, architect-designed houses of real size, built in good materials, on plots that give them room to breathe. Albyfield is the latest in a line that includes:

- Near Cumwhinton — a group of substantial Georgian-style houses on large plots, on the Carlisle side of the Eden Valley.
- Bolton, near Appleby — a site of bespoke, architect-designed houses, each on a significant plot.
- Great Salkeld — a collection of architect-designed detached houses and bungalows with soaring vaulted ceilings.
- Milburn — a collection of houses beneath the Pennine escarpment, between Penrith and Appleby.

Every one of those developments was sold to people who wanted a house built properly, on land, in a place worth living in. Albyfield is the same proposition in an older building: the craftsmanship and specification Thornbrook are known for, applied to a sandstone steading that was built to last long before any of us were born.



ALBYFIELD · PLOT 1 · THE LONG HOUSE

The south end of the west wing — the first house you see from the drive, on the open, valley side of the steading, with its garden running west towards the lane and the evening light.

The Long House announces the steading. Its gable faces the drive, with the entrance on the courtyard side set in a panel of vertical timber cladding against the stone, and the garden wing runs the full length of the house on the west under a dark standing-seam roof. The old range holds the quieter rooms: a sitting room in the south gable with glazed doors opening onto the lane side and a window to the courtyard, the hall and stair, a cloakroom, and a ground-floor bedroom at the north end with its own glazed door to the yard. The wing is where the house lives: utility, kitchen, dining and living room in one run from north to south, every one lit from the west across the lawn, with glazed doors from the dining room onto the garden and a wood-burning stove against the old stone wall at the living-room end. The ground-floor bedroom and cloakroom mean the house works on one level whenever it needs to — for a guest, a parent, or simply for later.

Upstairs are three more bedrooms. The principal bedroom fills the south gable, semi-vaulted with the roof timbers exposed above the bed and a window in the gable itself, and it has a dressing room and an en-suite of its own. The two further bedrooms look west over the garden to the valley; the family bathroom looks east across the courtyard to the tall barn and the fell rising behind it.

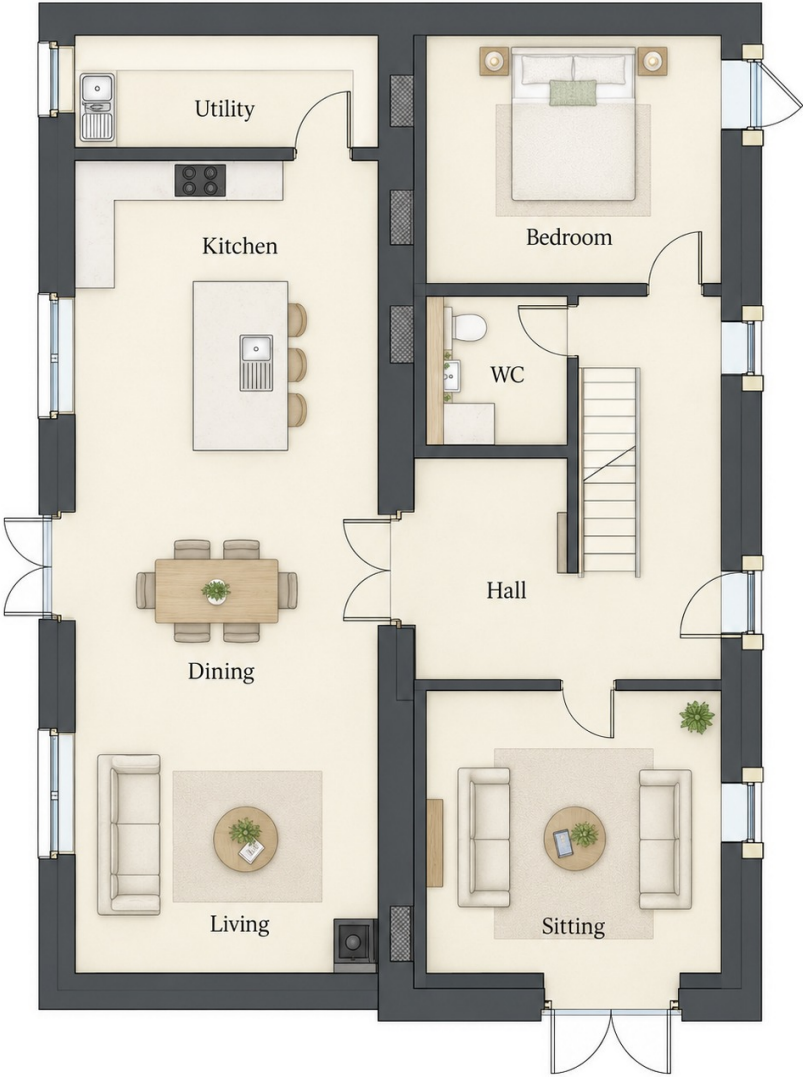
The garden is what makes this house. It runs west from the wing towards the lane, deep enough for a kitchen garden, a lawn to play on and an orchard if you want one, and being on the open side of the steading it holds the sun from midday until it sets over the valley.

ACCOMMODATION

- Sitting room in the south gable, glazed doors to the lane side
- Utility, kitchen, dining and living room in the west garden wing, with wood-burning stove
- Ground-floor bedroom with glazed door to the courtyard; cloakroom
- Three first-floor bedrooms, the principal semi-vaulted with dressing room and en-suite
- Family bathroom
- Garden to the west, on the valley side
- Private parking beside the house; visitors' bay in the courtyard



Floorplans



Ground floor



First floor

Floorplans are for guidance only and are not to scale. Layouts are drawn from the architects' general arrangement plans and may change during construction; furniture is illustrative.



The north-west corner of the steading — the largest of the five, wrapping round the angle of the yard with gardens on two sides.

The Corner House takes the north end of the west wing and the corner where it turns to meet the long range, and it is the biggest house at Albyfield by some margin. Its best idea is the garden-side wing: a single long run of living room, dining room and kitchen, with a utility room at its far end, under a dark standing-seam roof, glazed along its length to the west, so that the whole of the daytime life of the house happens in one light-filled space looking out over the lawn towards the valley. A stove anchors the living end against the old stone wall, and glazed doors open from the dining room onto the garden. Behind it, in the old range, the rooms are quieter and more enclosed: a sitting room in the north range with two windows to the fields and a pair of glazed doors to the courtyard; a study in the corner that will serve as a fifth bedroom; a ground-floor bedroom; and a shower room and store off the hall. It is a plan that gives a family somewhere to be together and somewhere to get away from each other, and it works just as well for two people with grandchildren who come to stay.

Upstairs are three bedrooms, every one with its own en-suite. The principal bedroom runs along the north range under a semi-vaulted ceiling with the old timbers exposed, and has a dressing room and en-suite of its own; the other two sit in the west wing, one at the corner and one at the south end, each looking west over the garden. From the first floor the views go two ways: west over the garden to the valley, and north across open farmland with nothing built on it.

The gardens are the other reason to choose this house. Because it holds the corner, it has land on two sides — a long garden to the west on the lane side, and a second to the north running out to the fields — which means morning sun on one lawn and evening sun on the other, and a choice of where to sit at any hour of the day.

ACCOMMODATION

- Living room, dining room, kitchen and utility in one long garden-side wing, with stove and glazed doors to the garden
- Sitting room in the north range with glazed doors to the courtyard
- Study / bedroom five
- Ground-floor bedroom; shower room and store off the hall
- Three first-floor bedrooms, all en-suite; principal bedroom semi-vaulted with dressing room
- Gardens to the west and north
- Private parking beside the house; visitors' bay in the courtyard



Floorplans



Ground floor



First floor

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The long range that closes the north side of the courtyard — one room deep, lit from both sides, with the fields at its back.

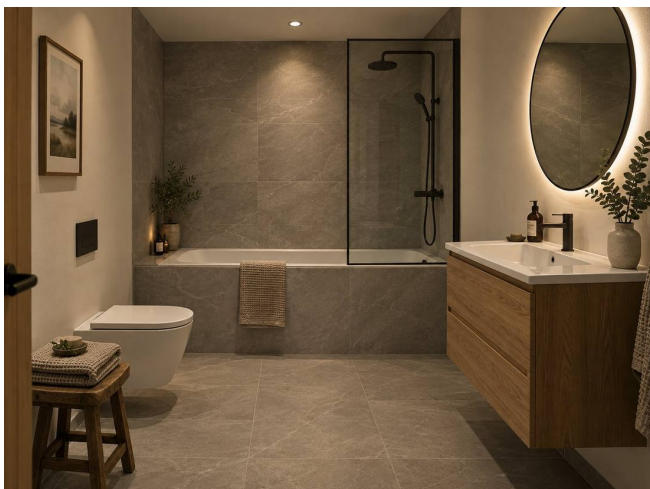
The Byre keeps the character of the building it was: a single long range with the courtyard on one side and open farmland on the other, so that every room has daylight from both north and south. More than half its length is one open space — living at the west end, dining in the middle, kitchen at the east with a run of units under the north windows and an island — with a pair of glazed doors onto the courtyard and a glazed door onto the garden, so the room can be opened up on both sides on a summer evening. Beyond the kitchen are a cloakroom, the hall and stair with the yard door, and then a separate sitting room at the east end, a quieter room with a wood-burning stove against the old gable wall and its own glazed door to the yard. The courtyard face keeps the barn's original arched openings, glazed.

Upstairs, a landing runs along the courtyard side with windows down its length, and off it are three bedrooms: one at each end spanning the full depth of the range, the west one semi-vaulted with the roof timbers exposed, the east one with its own en-suite shower room, and a third between them with the family bathroom beside it. Every bedroom looks north over the fields.

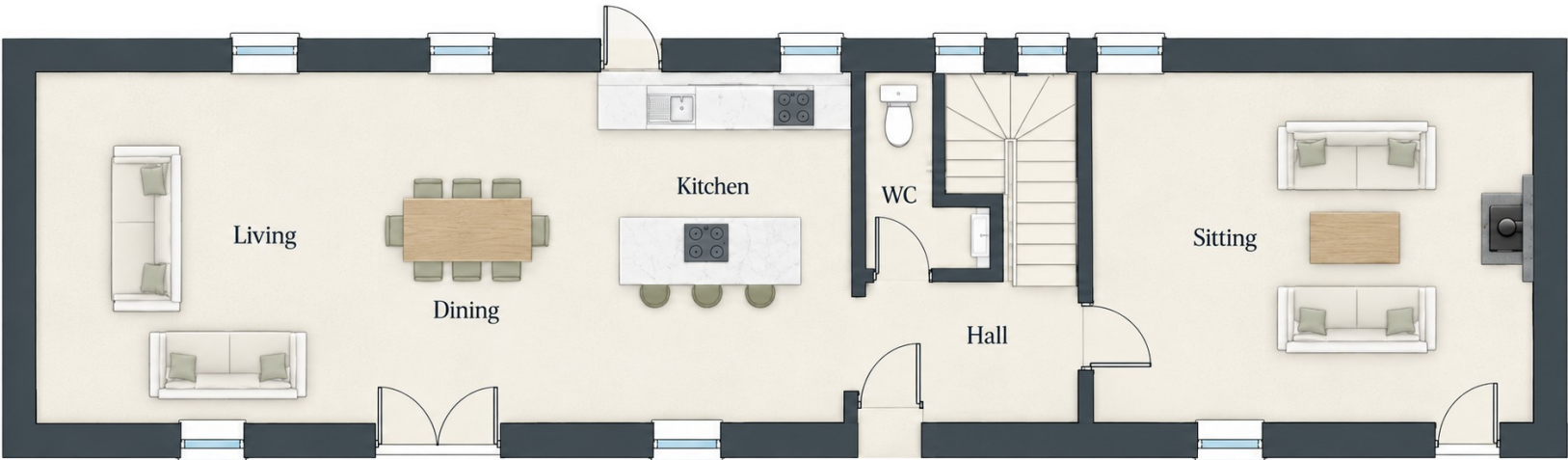
The garden lies to the north of the house across the full width of the range, looking straight out over open farmland with nothing in front of it but hedges and sky.

ACCOMMODATION

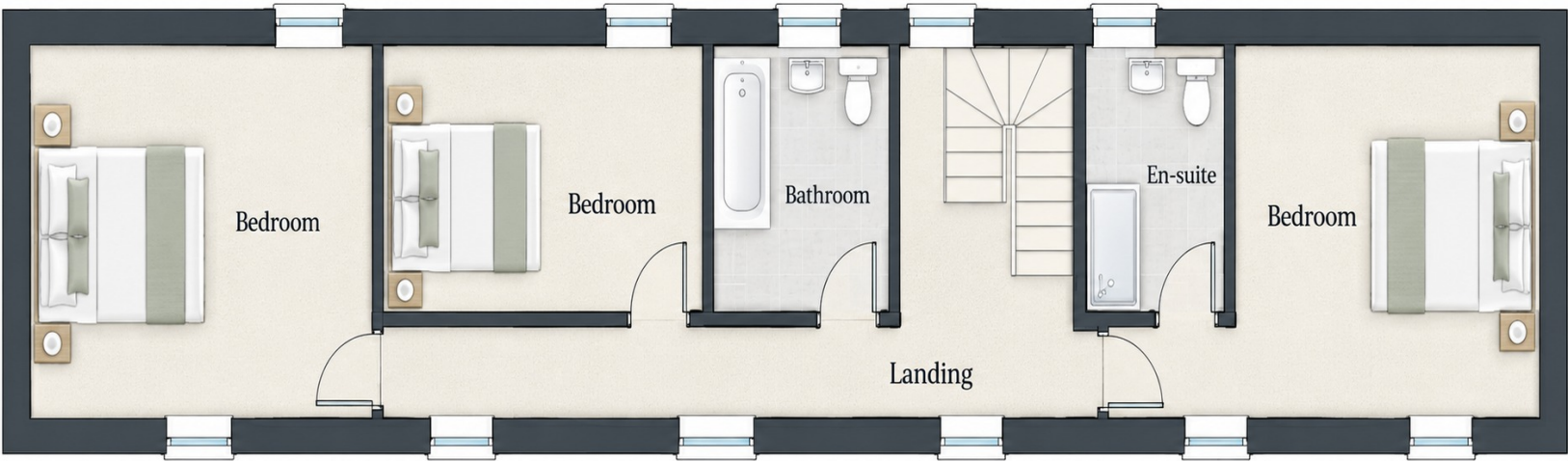
- Open-plan living, dining and kitchen, lit from both sides, with glazed doors to courtyard and garden
- Separate sitting room with wood-burning stove
- Cloakroom; hall with door to the courtyard
- Three first-floor bedrooms, the west one semi-vaulted, the east one en-suite
- Family bathroom
- Garden to the north over open fields
- Private parking beside the house; visitors' bay in the courtyard



Floorplans



Ground floor



First floor

Floorplans are for guidance only and are not to scale. Layouts are drawn from the architects' general arrangement plans and may change during construction; furniture is illustrative.



The corner where the long range meets the tall barn — a dining room between the two glazed cart arches, and four bedrooms in the barn above.

The two great cart arches, one facing the courtyard and one facing the fields, were the way into this farm for two centuries. They are now the dining room of the Cart Arch House: a room glazed from side to side, with the arch and its flanking windows on both the courtyard and the garden sides, so that you sit between the two with light coming through from each. It opens through a wide opening into the tall barn, where the sitting room and kitchen share one open space under the north end of the building — two windows to the fields at the sitting end, a long island and a window to the garden at the kitchen end. Beyond are a utility, a cloakroom and the hall, with a glazed door and two windows onto the courtyard, and at the far end a separate living room with a window to each side.

The first floor of the barn has four bedrooms, which no other house at Albyfield can say. The principal bedroom fills the north end under a semi-vaulted ceiling, with three windows to the fields and a dressing room off it; two further bedrooms look east over the garden; and the fourth, at the south end, is semi-vaulted too, with a window each side. Two bathrooms serve them, both tucked above the dining room behind the upper half of the cart arches.

Gardens lie to the north across the fields and to the east behind the barn, where the ground has been terraced with a stone retaining wall and a lawn above it, with the fell wood rising beyond.

ACCOMMODATION

- Dining room between the two glazed cart arches
- Open-plan sitting room and kitchen in the tall barn
- Separate living room
- Utility, cloakroom and hall with door to the courtyard
- Four first-floor bedrooms, two semi-vaulted; dressing room
- Two bathrooms
- Gardens to the north and east, stone terrace, fell wood behind
- Private parking beside the house; visitors' bay in the courtyard



Floorplans



Ground floor



First floor

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The tall barn at the far end of the steading, furthest from the road, with the highest rooms at Albyfield and some 2.2 acres running south and east to the fell wood.

The Barn is the house with the land. Where the other four plots are generous, this one is on a different scale altogether: around 2.2 acres, taking in the garden terraced into the slope behind the house and the ground beyond it, running out to the edge of the wood at the foot of the fell. It is enough for a paddock, an orchard and a serious vegetable garden with room left over, and it is yours alone — the house stands at the end of the courtyard furthest from the lane, with nothing behind it but its own land and the trees.

The building suits the plot. The east barn is the tallest on the site, with higher eaves and a bigger roof than the rest of the steading, and the rooms inside have the proportions to match. The kitchen and dining room occupy the barn itself. A new sitting room in stone and slate steps out into the courtyard, with a stove on the old gable wall, glazed doors and flanking windows onto the yard, and a ceiling that rises from the window side to the full height of the barn wall. A living room extends from the south gable towards the garden, so that the ground floor has three places to sit, each with a different light. A ground-floor bedroom, a utility room and a cloakroom complete the plan.

Upstairs are three bedrooms, the principal one semi-vaulted with the old roof timbers above the bed and a dressing room off it, together with a family bathroom and an en-suite. Because the house sits in a cut in the hillside, the garden behind is held by a stone retaining wall with the lawn stepping up beyond it to the field — a terrace at the back door, then the land rising gently away to the wood.

ACCOMMODATION

- Kitchen and dining room in the barn
- New sitting room with stove, opening onto the courtyard
- Living room extension towards the garden
- Ground-floor bedroom, utility and cloakroom
- Three first-floor bedrooms, the principal semi-vaulted with dressing room
- Family bathroom and en-suite
- Around 2.2 acres: terraced garden, then land running south and east to the fell wood
- Private parking beside the house; visitors' bay in the courtyard



Floorplans



Ground floor



First floor

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Living here

Beyond the gardens the fields go up to the wood and the fell. Roe deer come down through the trees in the early morning; there are hares in the top field, brown trout in the becks that come off the fell, barn owls hunting the field edges at dusk and, from the higher ground, the curlew and lapwing of the North Pennines. Red squirrels hold on in the Eden woods, and the RSPB's Geltsdale reserve, a few miles along the fellsides, is one of the last strongholds in England of the hen harrier, black grouse, merlin and short-eared owl.

The walking starts at the gate: up Cumrew Fell to Cardunneth Pike and the cairn, along the escarpment to Croglin and Castle Carrock, or down to the Eden at Armathwaite and the Nunnery Walks. Talkin Tarn, with its boats and café, is twenty minutes; Lanercost Priory and Hadrian's Wall half an hour; the eastern Lakes at Ullswater forty. Carlisle has a cathedral, a castle, a theatre, a racecourse and a Sainsbury's, in roughly that order of importance.

DISTANCES

Cumrew village under a mile

Castle Carrock (primary school, pub) 3 miles

Armathwaite (Settle–Carlisle station) 5 miles

Brampton (shops, market, William Howard School) 7 miles

Carlisle (city, main line station) 13 miles

M6 junction 42 11 miles

Penrith and M6 junction 40 22 miles

Ullswater 25 miles

Newcastle and airport 55 miles

London Euston by train from Carlisle from about 3 h 15

Edinburgh or Glasgow by train from Carlisle about 1 h 15

Distances are approximate road miles. Train times are typical fastest services and should be checked before travelling.

SCHOOLS

Primary: Castle Carrock School, Hayton C of E. Secondary: William Howard School, Brampton. Independent: Austin Friars, Carlisle.



DAVID BRITTON ESTATES

Talk to us

Albyfield is being sold off-plan by David Britton Estates on behalf of Thornbrook Homes. We are an independent agency covering Cumbria, Northumberland, the Borders and Lancashire, and the negotiator you speak to first will see your purchase through to completion.

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IMPORTANT NOTICE

These particulars are a general guide only and do not form part of any offer or contract. All images are computer-generated from the architects' drawings (Ashwood Design Associates, project 2333, planning reference 25/0628) and are indicative; the finished homes, their finishes, landscaping and boundaries may differ. Room names, layouts, bedroom counts and garden depths are taken from the current drawings and may change during construction. Floorplans are not to scale. Measurements are approximate. The specification of windows and doors and the heating system are subject to confirmation. Services and appliances have not been tested. Purchasers must satisfy themselves by inspection or otherwise. Plot numbers follow the subdivision plan 2333-106; the architects' drawings number the units in the reverse order.