



ANVIL  
HOMES

# FAIRFIELDS

## AT HAYTON

*Nine individually designed  
detached houses, on the  
outskirts of the highly desirable  
village of Hayton in Cumbria.*

## CONISTON GRANGE

9 NEW HOMES  
FOR 2023

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# FAIRFIELDS

## NINE CUSTOM BUILT, DETACHED FAMILY HOMES

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Anvil Homes is proud to present this one-of-a-kind development of nine individually designed detached houses, located on the tranquil outskirts of the sought-after village of Hayton in the beautiful county of Cumbria. This exclusive project offers a breathtaking collection of four bedroom homes, all built on spacious plots, providing ample space and privacy for families and individuals alike.

Each property is meticulously crafted with the signature Anvil Homes style, blending classic four-square design with traditional stone and slate and incorporating elegant sliding sash windows. The homes are finished to a superb standard, with an exceptional attention to detail, and are equipped with premium quality kitchens and luxurious bathrooms.

The development is not only situated in a stunning location, surrounded by rolling hills and stunning countryside, but it is also only a short 30-minute drive away from the iconic Lake District, offering residents the best of both worlds - peaceful rural living and easy access to one of England's most popular tourist destinations.

In addition to its prime location and stunning design, the homes are designed with energy efficiency in mind, featuring advanced air source heat pumps for heating and hot water, and high levels

of wall, floor, and roof insulation, resulting in an impressive Energy Efficiency rating of B.

Whether you are seeking a tranquil rural retreat or a family home with easy access to some of the UK's most popular tourist destinations, this exclusive development has something for everyone. With its unique blend of style, comfort, and location, this is a rare opportunity to secure a home in one of Cumbria's most desirable areas.

The picturesque village of Hayton benefits from a highly rated primary school, popular local pub, and nearby farm shop with tea rooms and a swimming pool. The thriving market town of Brampton is only a short five minute drive and offers excellent local amenities with a good range of shops, post office, chemist, doctor's surgery and dentist. The surrounding countryside offers excellent walks, Talkin Tarn Country Park lies 2 miles south-east of Brampton with a 65-acre lake set amid 120 acres of farmland and woodland and The RSPB nature reserve, Gelt Woods, is located approximately 2 miles south. Cumbria is also home to part of the historic Hadrian's Wall, the most important monument built by the Romans in Britain. Banks Turret can be found in nearby Brampton and Birdoswald Roman Fort is just a few miles away.



# SITE MAP

- 1: LANGDALE HOUSE
- 2: TINDALE GRANGE
- 3: RYDAL LODGE
- 4: LONGLANDS
- 5: CONISTON GRANGE

- 6: CODALE LODGE
- 7: EASDALE HOUSE
- 8: LONGMOSS GRANGE
- 9: WHORTON LODGE

*The thriving market town of Brampton offers excellent local amenities with a good range of shops, post office, chemist, doctor's surgery and dentist.*





FAIRFIELDS | CONISTON GRANGE

# CONISTON GRANGE

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*Completion due summer 2023*

A spacious gravel driveway leads towards the integral double garage with electric up and over doors. Stone flagged pathways take you to the entrance and around the property with its stunning landscaped gardens, mainly laid to lawn with natural stone patio seating areas. This outwardly traditional stone property features high quality timber sliding sash windows and oak internal doors throughout.

The front door opens into the welcoming entrance hallway with staircase featuring an oak balustrade and handrails leading up to the first floor. Double doors open into the dual aspect lounge with French doors leading out to the landscaped garden. This fabulous room incorporates a truly superb feature fireplace with multi fuel stove, and the sumptuous carpet gives the room an extra cosy feel.

A door from the hallway entices you into the stunning kitchen/ family room. This delightful room is also dual aspect with another set of French doors opening out onto the landscaped garden.

The kitchen exudes quality with bespoke furniture, integrated appliances, a central island, granite work surfaces and brushed chrome sockets and switches. Accessed via the kitchen/ family

room is a useful and good-sized utility room/ boot room incorporating a cloakroom with WC and a door leading through to the garage. The hallway, kitchen and utility rooms are tiled throughout.

The first floor includes a spacious master suite with bespoke fitted wardrobes and an en suite shower room comprising of a walk-in shower and contemporary fittings. There are three further double bedrooms and a spacious and contemporary family bathroom which includes both a bath and separate walk-in shower.

The property benefits from superfast fibre broad band with network cabling throughout and a dedicated car charging point.

# CONISTON GRANGE

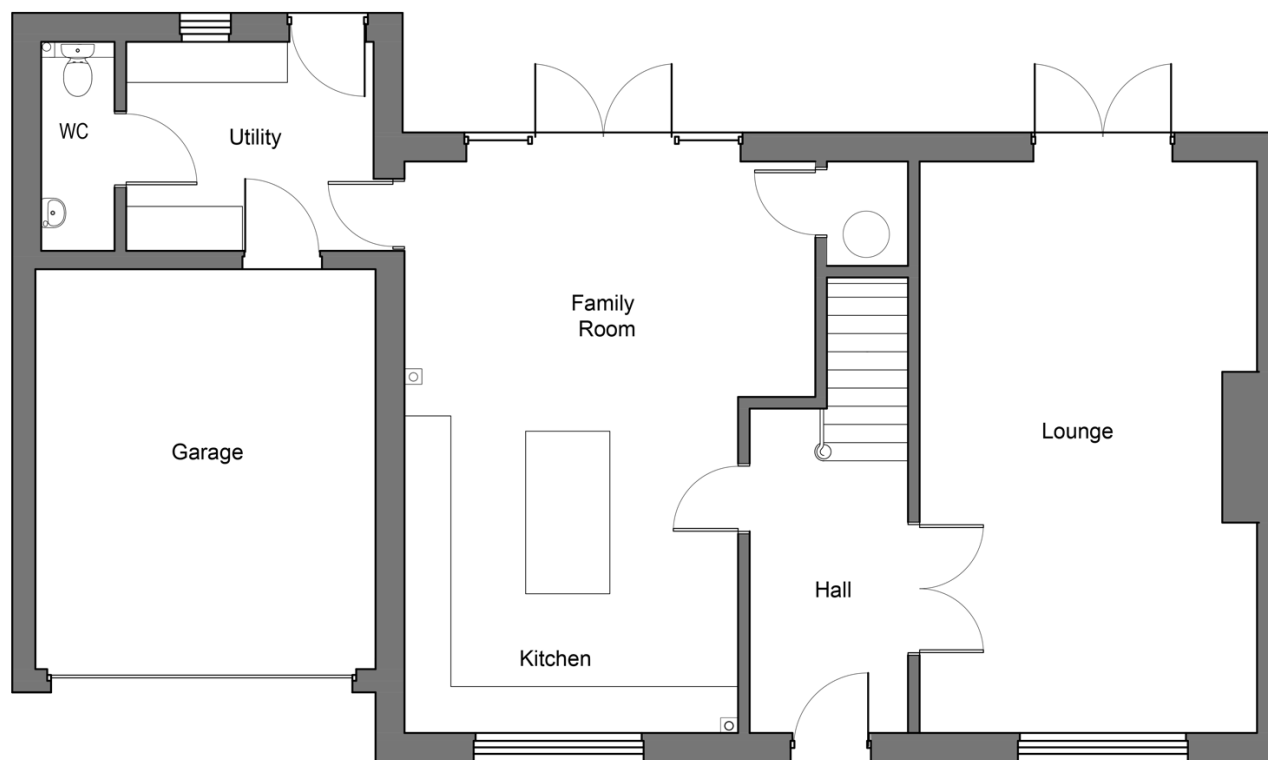
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## REAR ELEVATION

*The property benefits from  
superfast fibre broad band with  
network cabling throughout and a  
dedicated car charging point.*



## CONISTON GRANGE FLOOR PLANS



### GROUND FLOOR PLAN

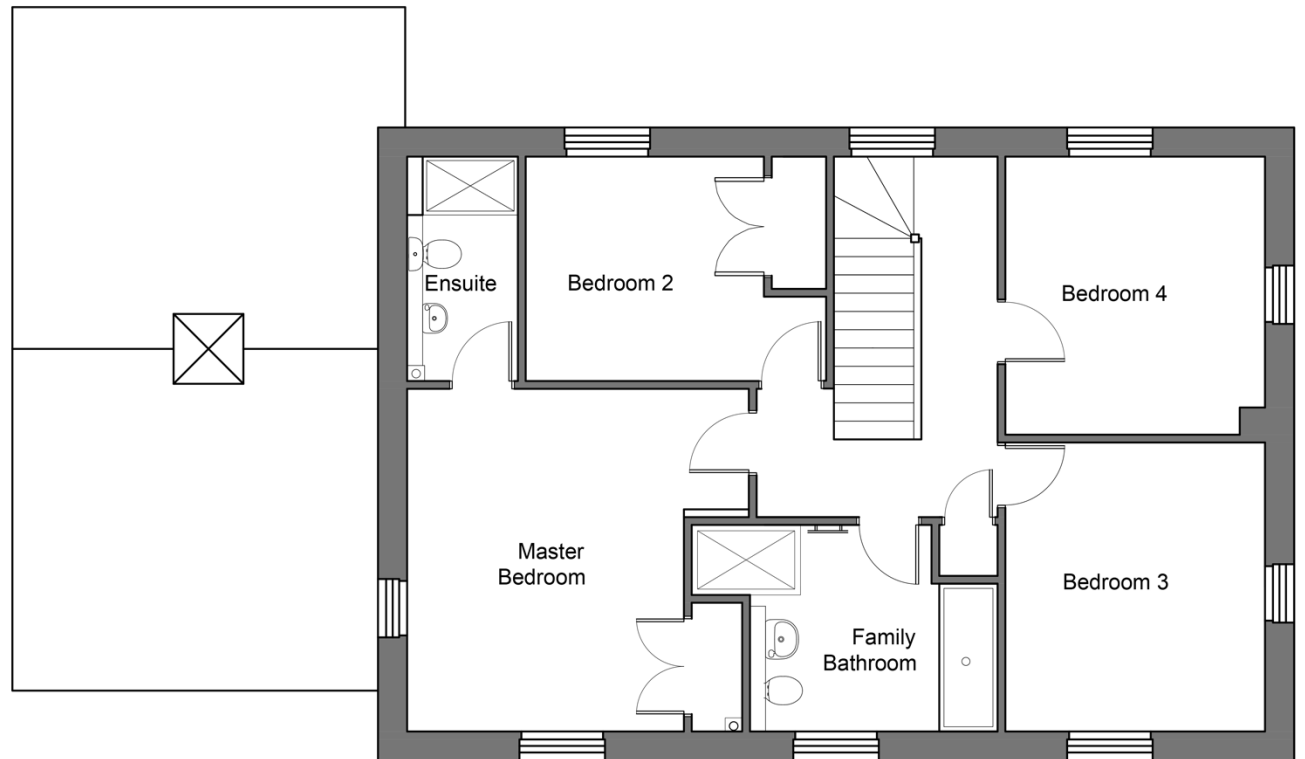
Kitchen / Family Room	4318 to 5318 x 7390 – 14'2" to 17'5" x 24'3"
Utility	3203 x 2703 – 10'6" x 8'10"
Lounge	4368 x 7390 – 14'4" x 24'3"
Garage	4403 x 5172 – 14'5" x 16'11"



# CONISTON GRANGE

## FIRST FLOOR PLAN

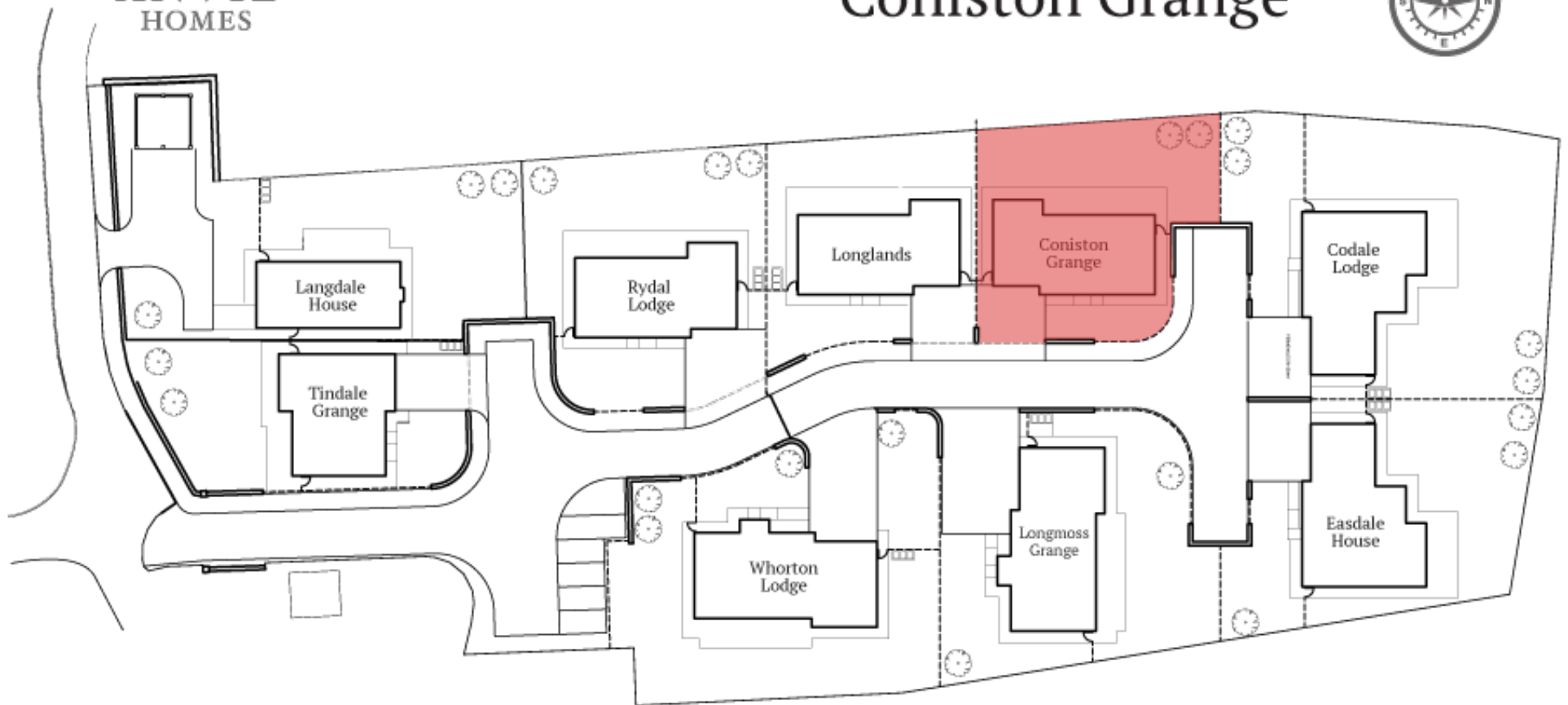
Master Bedroom	3561 x 4405 – 11'8" x 14'5"
Ensuite	1425 x 2885 – 4'8" x 9'5"
Bedroom 2	3065 x 2885 – 10' x 9'5"
Bedroom 3	3340 x 3715 – 10'11" x 12'2"
Bedroom 4	3340 x 3575 – 10'11" x 11'8"
Family Bathroom	3185 x 2655 – 10'5" x 8'8"



# PLOT BOUNDARY CONISTON GRANGE



## Coniston Grange





**youngsRPS**   
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Estates**

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*Disclaimer: Although every care has been taken to ensure the accuracy and illustration in this brochure, the contents do not form part of, or constitute, any representation, warranty or contract.  
Any fixtures and fittings shown in the floor plans are for illustration purpuss only.*



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