

# 1 Forest Drive

BRAMPTON ROAD | ALSTON | CUMBRIA



**FINEST**  
PROPERTIES



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A bespoke new build property crafted by local  
tradesmen with an outstanding specification  
in an exclusive rural development

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Penrith 19.2 miles | Hexham 21.8 miles | Carlisle 27.5 miles  
Newcastle International Airport 41.9 miles | Newcastle City Centre 44.2 miles







## Accommodation in Brief

Entrance Hall | Sitting Room | Kitchen/Dining Room/Orangery | Utility Room

WC | Principal Bedroom with En-suite Shower Room

Guest Bedroom with En-suite Shower Room

Two Further Bedrooms | Bathroom

Double Garage | Parking | Gardens









## The Property

1 Forest Drive is a fantastic new build property offering four bedrooms, a detached double garage and generous private gardens, tucked away on the outskirts of a desirable Cumbrian market town. The property has been designed with a truly exceptional degree of care and attention to detail to create a unique home filled with bespoke touches. Built by highly skilled local craftsmen using the finest materials throughout, the construction uses a combination of stone and light rendered walls along with natural slate roofs to create an attractive home that blend with the local environment. The internal specification is outstanding, with quality fixtures and fittings in the kitchen and bathrooms. Light open plan living and entertaining spaces are designed to meet with modern requirements for luxury and flexibility. There is a full wired data network installed for the ultimate in connectivity. The stunning finish is an outstanding reflection on every aspect of the work and the local tradesmen involved.

The accommodation includes a welcoming entrance hall, relaxing sitting room and a spectacular open plan kitchen and dining room which flows into a beautiful orangery. The kitchen diner features a cosy logburner, and the kitchen is served by a separate utility room. The ground floor rooms have individually zoned underfloor heating which can be controlled via smart phone, bringing real luxury.

There are four bedrooms arranged across the first floor, two with en-suite facilities and the others served by a family bathroom. The principal en-suite and the family bathroom both have underfloor heating. Externally there are private gardens laid to lawn along with a patio accessed from the orangery. A double garage and additional parking bring peace of mind.





## The Development

Forest Drive is a superb exclusive development offering stunning new executive properties designed for luxurious modern day living. This development of thirteen detached properties is nestled on the edge of a peaceful Cumbrian market town, benefitting from the glorious surroundings of the North Pennines Area of Outstanding Natural Beauty. Alston is a wonderfully friendly, community minded town that offers a warm welcome to residents and visitors alike. Beautiful St. Augustine's Church sits at the heart of the town and plays a great part in the community, offering a hub for social activities and organising a variety of events.

Forest Drive provides the option to secure two, three and four bedroom homes that have been thoughtfully created and finished to meet the needs and desires of modern lifestyles. Each new home will benefit from parking (the majority will have a double garage) and private gardens.







## Local Information

The market town of Alston lies in north east Cumbria, close to the Northumbrian border, standing around 1,000ft above sea level and claims to be the highest market town in England. It is a quaint town with cobbled high street and unusual shops and galleries and surrounded by miles of un-spoilt countryside, perfect for walking without the crowds of the nearby Lake District. The beautiful surrounding area is ideal for the outdoor enthusiast with walking, cycling and nature on the doorstep; the C2C cycle route and the Pennine Way both run through the town and Alston Moor has a golf club. Other popular local sports include fishing and shooting and Alston is also the starting point for South Tynedale Railway, England's highest narrow gauge railway.

Alston offers excellent local amenities with a selection of independent shops, supermarkets, galleries, public houses and restaurants, along cobbled streets and amidst glorious surrounding unspoiled countryside. St. Augustine's Church is a friendly community church with regular services, exhibitions and social events. The town provides a range of professional services. For more comprehensive facilities, Carlisle, Penrith and Hexham are extremely accessible and provide excellent shopping, entertainment and leisure facilities including cinema, theatre and hospitals.

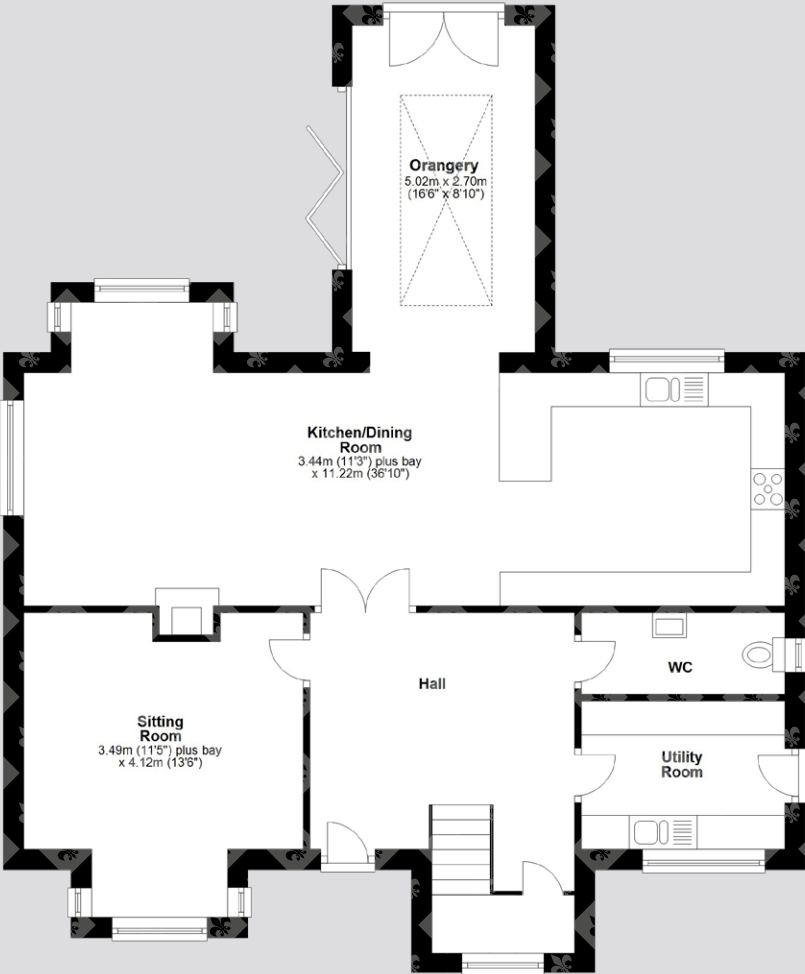
For schooling there are primary schools in Alston and Nenthead, while senior schooling is offered at Samuel King's School in Alston. Hunter Hall School in Penrith is an independent school for 3 to 11 year olds, whilst Austin Friars School in Carlisle offers independent day education for Pre-School, Junior School and Senior School. In addition, Mowden Hall Prep school is located outside of Corbridge, together with several private day schools in Newcastle.

For the commuter, the M6 motorway can be joined at Penrith or Carlisle and provides access north and south to regional centres. Rail stations at Hexham, Penrith and Carlisle provide main line services to major UK cities, with Hexham providing regular cross-country services to Newcastle. Newcastle International Airport is also very accessible.

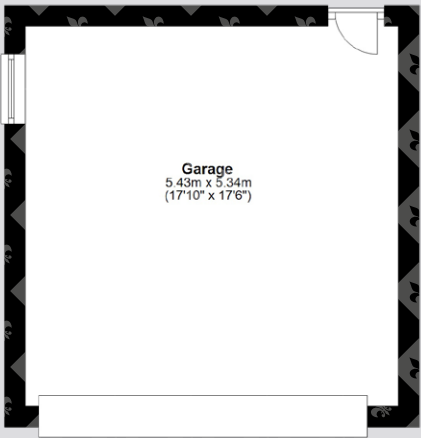
The City of Carlisle, adjacent to the M6 Motorway and on the West Coast Rail Line, is located approximately 28 miles to the North West. The City is regarded as the principal shopping location for the county as well as the administrative centre.

# Floor Plans

Total area: approx. 213.9 sq. metres (2302.0 sq. feet)



Ground Floor



First Floor

## Directions

From the centre of Alston head south on the A686, leaving the town and crossing the River South Tyne. After crossing the river, take the first right turn signposted Brampton. Continue for 100m and the new development is on the right-hand side.

Google Maps

what3words



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## Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

## Services

Mains electricity, gas, water and drainage. Zoned underfloor heating to ground floor. Data network installed.

Postcode

CA9 3AA

Council Tax

Band TBC

EPC

Rating TBC

Tenure

Freehold

## Viewings Strictly by Appointment

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