



natural addition

Kitchen Extension

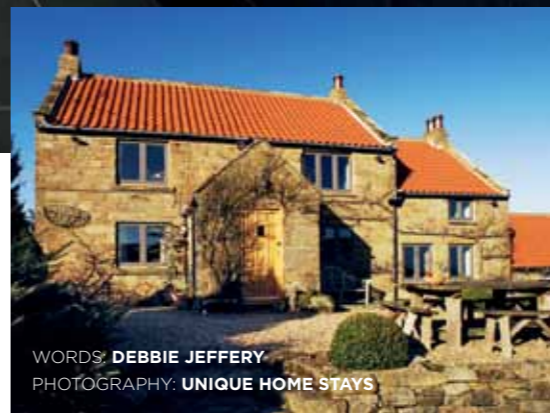
A new kitchen has been built in one half of the new single storey rear extension; open plan to the dining space, it also enjoys the coastal views through a wall of glass. The kitchen, from the Kitchen Collection, features space-saving recessed cabinets, a reconditioned Aga and slate flooring and worktops



During

Buying a secluded stone farmhouse – which they would go on to extend and remodel – in the North York Moors National Park proved to be a life-changing decision for Dawn and Steven Totty. “We’re both born and bred city people, but we’d always holidayed in this area when our children were growing up,” explains Dawn. “At first we thought about buying a holiday cottage for short breaks, but finding Bramblewick convinced us to relocate permanently from Sheffield.”

The couple first viewed the coastal property in 1999, but almost turned back before they reached it. “We’d been given roundabout directions which made it seem more remote than it actually is, but when we finally reached Bramblewick we instantly fell in love with the place,” says Dawn. “The whole of the bay opens up in front of you, with huge views and open skies.”



WORDS: DEBBIE JEFFERY
PHOTOGRAPHY: UNIQUE HOME STAYS

Dawn and Steven Totty have meticulously remodelled and extended their coastal cottage using local tradespeople and a palette of natural materials

REMODEL & EXTENSION | YORKSHIRE | SEP 11 - JAN 12 | SIZE: 83m² PLUS 37m² EXTENSION
HOUSE COST: £210,000 (1999) | BUILD COST: £90,000 | VALUE: £600,000

Stepping Down to the Extension

Steps lead down from the existing entrance into the new single storey extension, where exposed oak posts and beams feature together with a woodburning stove that heats a back boiler for the central heating

Built on a hillside, the pretty farmhouse looks down over the World Heritage coastline of Robin Hood's Bay and is surrounded by rolling countryside. Originally built in the 1800s from sandstone with a pantile roof, the house was in relatively good condition when Dawn and Steven bought it 13 years ago — although the garden was virtually nonexistent. They focussed on the garden first, creating plenty of vantage points to take in the views, and then converted the former stables into a holiday cottage which could be rented out to generate income.

"It took years before we finally turned our attention to renovating our own home, and because we couldn't rent out the attached stables cottage while the building work was going on, we gave ourselves just three months to finish everything," says Dawn, who took on the role of project manager. "We started in September 2011 and worked through the winter, with the aim of eating Christmas dinner in the new extension."

A local architect was employed to draw up plans for a single storey extension, with a kitchen to one end and a glazed conservatory-style dining area to the other. A wall of glass would be introduced to allow the stunning sea views to be enjoyed to full advantage. The existing kitchen within the original house would be converted into a spacious entrance/snug, while the former dining room would become a study.

The Tottys remained living in the house throughout the project, despite internal and external walls needing to be demolished. Foundations were excavated for the timber frame extension, which has been faced in sandstone to match the existing house, and new timber windows were made by a joiner and have been painted dark grey. ▶



The Snug

The former kitchen has been transformed into a cosy entrance hall/snug; flagstone flooring and exposed stone walls and timber lintels lend to the rustic theme. The couple retained the brick fireplace where an Aga previously stood as a characterful feature too

Dawn & Steven's Suppliers

Bathroom tiles and stone sink	Fired Earth.....	0845 293 8798
Glass	Crown Glass and Glazing.....	01723 363951
Slate flooring and worktops	Kirkstone Quarries.....01539 433296
Builder	Chris France.....	01723 870915
Electrician	Andy Cunningham.....	01723 362355
Plumber	Gary Oseland.....	01723 870944
Tiler	Tom Coleman.....	07974 822347
Oak flooring	UK Flooring Direct.....	0845 263 6586
Kitchen	Kitchen Collection.....	02380 580235
Kitchen appliances	Appliance City.....	01159 651937
Reconditioned Aga	Avec Cookers.....	01565 830855
Woodburning stove	Boston Heating.....	01205 310327
Bramblewick is available for couples as a one-bedroom holiday rental with Unique Home Stays01637 881183 uniquehomestays.com

Homes

Sitting Room

The sitting room is the only original room on the ground floor and features oak flooring and oak wall panelling which was recycled from a church. A bespoke stable door links to the utility room

“We used local people we’d employed before and the builder bought in structural materials such as the stone and pantiles,” adds Dawn, who worked to a strict £90,000 budget. “It was my job to source the flooring, kitchen and bathrooms, and to make sure everything arrived on site when it was needed. We tried to use natural materials wherever possible, including oak flooring, stone tiles and slate worktops.”

The end result is a charming rural cottage surrounded by landscaped gardens of moorland heather, lawned suntraps and sheltered terraces. “We never tire of the wonderful views and of life in the country,” says Dawn. “It definitely makes all the hard work worthwhile.” ■

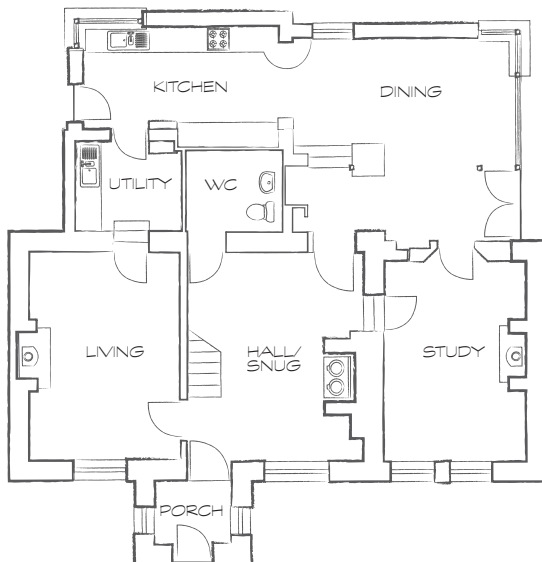


Master En Suite

The first floor en suite features a circular stone basin and stone tiles from Fired Earth. A rooflight drops natural light into this room

Floorplans

Building the new kitchen/dining extension has freed up space in the original cottage. The old kitchen is now an entrance hall/snug with the former dining room used as a study. Upstairs (not shown) there are three bedrooms, an en suite and a family bathroom.



What We've Learned

Were there any surprises during the project?

In some ways it was a surprise that the layout flows so well — it actually works even better than we’d imagined.



What is your favourite part of the house?

We created the kitchen from scratch so everything is exactly where we want it and works beautifully.

Did you find anything surprisingly difficult?

Getting everything delivered to the site on time could be a struggle, because we were working to a very set timescale. Also, the rather steep driveway down to the cottage proved a bit of a challenge at times!

What advice would you pass on to others?

Keep on top of things and remember that millimetres matter — even small spaces can be used to the best advantage.