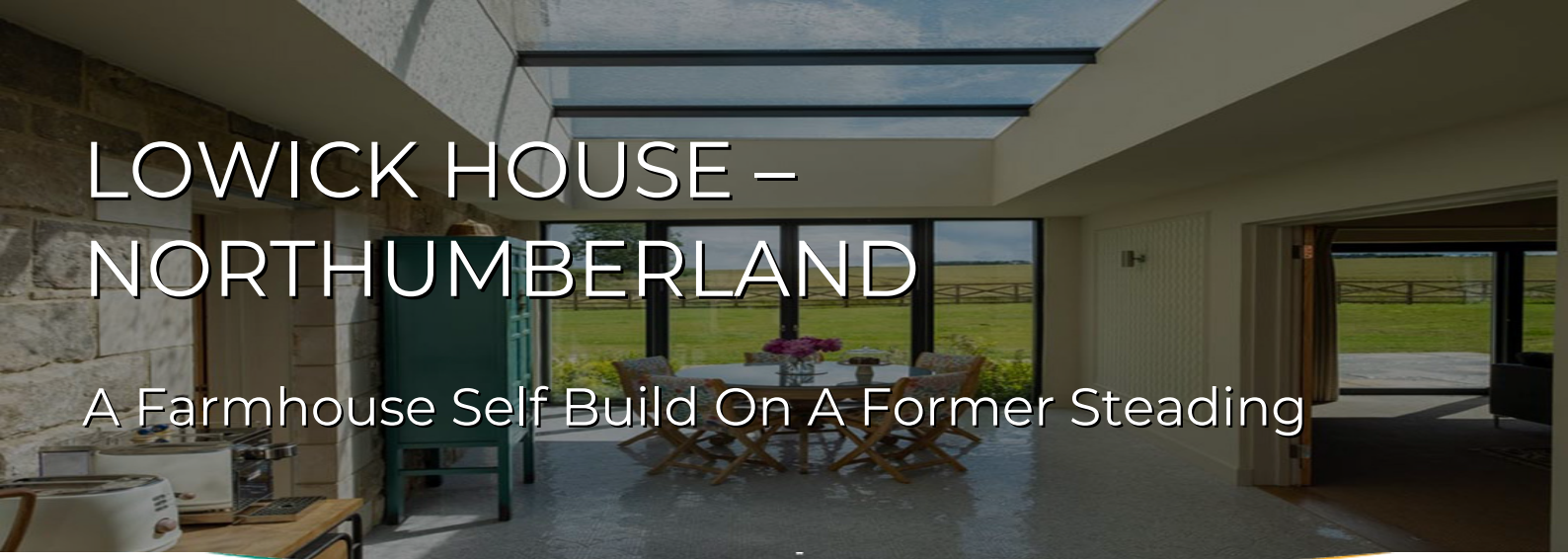

LOWICK HOUSE – NORTHUMBERLAND

A Farmhouse Self Build On A Former Steading

Project: Lowick House

Location: Northumberland, England

Company: Fleming Homes

Sector: Self Build

Technology: Timber Frame

Contact: hello@fleminghomes.co.uk

Lowick House is a timber frame self-build home located in a rural setting five miles from Lindisfarne on the Northumberland coast. The project was developed by self-builders Lydia and Arthur Achard and designed by Giles Arthur Architects, with the timber frame structure supplied by STA member Fleming Homes. The home was built on the footprint of a former steading, transforming the site into a contemporary family residence while retaining connections to the local agricultural character.

The property combines a two-storey farmhouse-style home with a single-storey L-shaped building containing guest accommodation and a garage. A glazed winter garden links the two elements, creating a central space that connects the private and guest areas of the home. Reclaimed limestone from the original steading buildings was used for the external finish of the main house, while the secondary structure is clad in timber and designed to resemble a traditional black barn.

Timber frame construction enabled the project team to deliver a complex building layout that incorporated three different roof structures while maintaining thermal continuity across the building envelope. The structural system consisted of a 140mm open panel timber frame with rigid insulation between the studs and internal service battens. The offsite-manufactured panels were delivered to site ready for installation, allowing the building to reach wind and watertight stage within three weeks.

The project demonstrates how timber frame construction supports flexibility in design, making it well suited to bespoke self-build homes on challenging or unconventional sites. At Lowick House, the timber system enabled the architect and self-builders to adapt the design to the original steading footprint while delivering a modern, energy-efficient home that responds to its rural setting.