



CARLETON MANOR PARK

A LUXURY DEVELOPMENT OF FAMILY HOMES



CARLETON MANOR PARK is an exclusive development of forty four luxury new homes, situated on the Eastern fringe of the vibrant town of Penrith. This desirable new development stands proud within the heart of the beautiful Eden Valley; with stunning views to the Pennines and Lake District fells. With easy access to the town and just a stone's throw away from the surrounding countryside and Lake District National Park, Carleton Manor Park provides the perfect retreat from the hustle and bustle of daily life.

Our executive new homes sit in the area where the once prominent Carleton family resided in the Sixteenth Century. The development takes its name from the grand manor house where this illustrious local family once lived, and aims to replicate the quality that is synonymous with the era in each and every one of our homes. A central feature of the development is our very own 'Manor' that will overlook beautiful manicured lawns and parkland, giving the impression of the former grand residence of the Carleton family.

Select from a range of different designs, including four bedroom houses, three bedroom bungalows and one, two and three bedroom apartments within the 'Manor' and its flanking buildings.

Settled in a prominent location, with a gated entrance to the 'Manor', these stunning new homes are of the highest quality, modern in design and energy efficient, yet still in keeping with the areas rich and regal heritage.



CARLETON MANOR PARK

PENRITH & THE LOCAL AREA

PENRITH is a historic market town on the edge of the Lake District National Park, acting as a social and business centre for the beautiful Eden Valley.

The town boasts a vibrant community providing many opportunities for residents to get involved; from local events and activities, to sporting clubs, leisure pursuits and local theatre. With the Lake District close by, Penrith is accessible to a full range of outdoor activities and countless areas to explore in breathtaking surroundings.

The town is well known for its independent and unique shops; meander down the cobbled streets and discover some of Cumbria's hidden gems. Penrith is the ideal location to escape the tourist trap of the Lake District and unwind in boutique cafes watching the world go by, or enjoy live music in one of the lively bars or restaurants in the evening.

With several excellent primary and secondary schools in and around the town and many attractions and activities nearby, which cater for young people; Penrith is the perfect place to raise a family.

With easy access to the M6 Motorway and A66, Penrith provides the ideal location in Cumbria for commuting to nearby Scotland, Lancashire or the North East, or perhaps exploring other parts of the county. Penrith Train station is also on the West Coast main line providing easy access to major cities such as Manchester, Glasgow and Edinburgh as well as those further afield like Birmingham and London.







CARLETON MANOR PARK

A LUXURY DEVELOPMENT OF FAMILY HOMES

-  **BLENHEIM**
4 bedroom detached house, single integral garage.
-  **HIGHGROVE**
3 bedroom detached bungalow, integral single garage or detached double garage.
-  **THE MANOR**
Eight luxury 2 bedroom apartments, one 1 bedroom.
-  **APARTMENT BUILDINGS**
Luxury 3 bedroom apartments (two per block)
-  **KENILWORTH**
4 bedroom detached house, integral or detached double garage.
-  **MARLBOROUGH**
4 bedroom detached house, integral or detached double garage.
-  **SANDRINGHAM**
4 bedroom detached house, integral double garage.



The Blenheim, at 1,970 sq ft, is a superior detached four bedroom house with outstanding features. Designed with space and quality in mind, this house provides a high standard of living.

BLENHEIM



BLENNHEIM

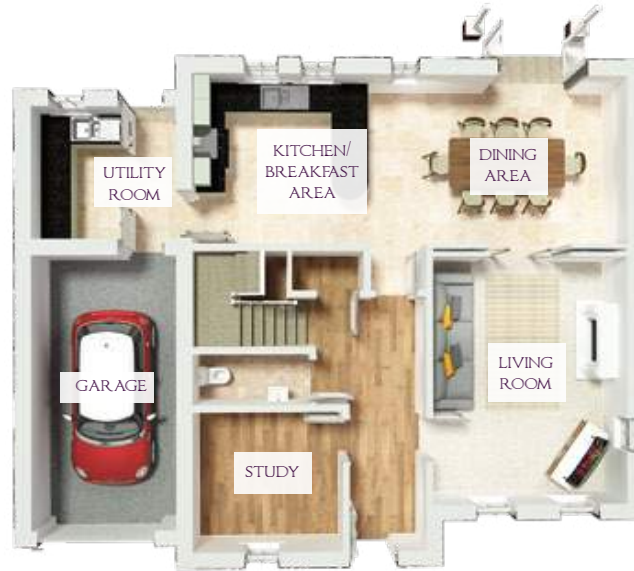
Total Floor Area 1,970 sq ft

GROUND FLOOR

Living Room	16'1" x 12'10"	4.90m x 3.90m
Dining Area	13'10" x 10'12"	4.20m x 3.35m
Kitchen/Breakfast Area	14'7" x 10'12"	4.45m x 3.35m
Study	9'8" x 8'8"	2.97m x 2.65m
Utility Room	9'2" x 8'5"	2.80m x 2.57m
Garage	17'11" x 9'4"	5.45m x 2.85m

FIRST FLOOR

Bedroom 1 (max)	17'3" x 13'4"	5.25m x 4.05m
En-suite	9' x 4'11"	2.75m x 1.50m
Bedroom 2	12'12" x 10'10"	3.95m x 3.30m
Bedroom 3	14'3" x 9'4"	4.35m x 2.85m
Bedroom 4	11'2" x 11'2"	3.40m x 3.40m
Bathroom	11'2" x 7'3"	3.40m x 2.20m



GROUND FLOOR



FIRST FLOOR

PROPERTY FEATURES:

LIVING SPACE:

The Blenheim features a large living space with access to the separate kitchen-dining room areas. This open plan family space has access to the rear garden as well as the spacious utility room. A separate study room (or 5th bedroom) is located off the main hall.

BEDROOMS:

Comprising four well sized double bedrooms, the first floor is a flexible and well laid out space.

The main bedroom benefits from an en-suite shower room, while the other bedrooms share a good size family bathroom that also has a separate shower area.

OUTSIDE SPACE:

The property includes an integral single garage, with paved drive and landscaped gardens to the front and rear.

The flagged patio is located outside the French doors to the rear.

ADDITIONAL FEATURES:

The Blenheim features a wide entrance hall, with WC and cloakroom cupboard.

The utility room also has access to the rear of the house and garage.

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A desirable three bedroom detached bungalow, the Highgrove does not compromise on space, or design at 1,900 sq ft. Positioned in a quieter corner of this exclusive development in their own well-proportioned gardens, this property is ideal for those not wishing to compromise on a luxury home.

HIGHGROVE



HIGHGROVE

Total Floor Area 1,900 sq ft*

GROUND FLOOR

Living Room	21'6" x 16'1"	6.55m x 4.90m
Kitchen/Breakfast Area (min)	22'12" x 11'10"	7.00m x 3.62m
Dining Room / Study	14'10" x 10'	4.51m x 3.05m
Utility Room	8'10" x 6'11"	2.68m x 2.11m
Bedroom 1	16'2" x 12'12"	4.91m x 3.95m
En-suite	9'1" x 4'7"	2.75m x 1.40m
Bedroom 2	12'12" x 11'6"	3.95m x 3.50m
Bedroom 3	11'11" x 11'6"	3.62m x 3.50m
Bathroom	11'4" x 7'1"	3.45m x 2.15m
Garage	19'8" x 19'8"	6.00m x 6.00m

*The double detached garage valuation increases the 1,900 sq ft total size to 2,080 sq ft but the living spaces above are unaffected.



PROPERTY FEATURES:

LIVING SPACE:

Accessed through a widened entrance hall are the large living room and spacious kitchen/breakfast area. This kitchen space connects, via sliding pocket doors, to a separate room, which could easily be a formal dining space, a study, or family room. With a fully integrated kitchen and utility room, the bungalow has everything you would expect from a luxury home.

BEDROOMS:

Accessed off the main hallway are three well proportioned bedrooms. The master bedroom boasts an en-suite shower room, while the other bedrooms share the main family bathroom.

OUTSIDE SPACE:

The Highgrove includes a double detached garage (plots 6 & 7) or an integral single garage (plot 8), with paved driveway and generous gardens to the front and rear of the property.

ADDITIONAL FEATURES:

The Highgrove benefits from integrated living on one level and easy access to all rooms. There is ample storage in the hallway and a porch area to the entrance of the bungalow.

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QUALITY

At Cumbrian Homes we pride ourselves on the high standard of finish and attention to detail in all our new homes. We use only those materials and craftsmen that allow us to achieve a level of finish and design that can regularly go beyond our customers expectations. We are proud to say that the quality of our homes is award winning and that they are recognised as amongst the best our industry can provide.

BESPOKE

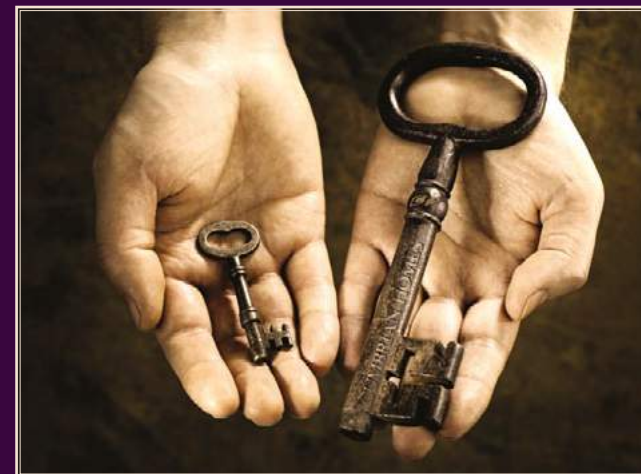
We actively encourage you to get involved with us at the early stages of planning your home. We build with your requirements and needs in mind. If you prefer to do things differently or have a particular requirement, then we do what we can to achieve it together. By working with you right from the planning stage in some cases, we can provide an exceptional service with bespoke features and custom design choices tailored to your requirements making our house your home.

SIZE

Step inside any one of our homes and you instantly realise that we do things differently to a lot of other house builders. With all our homes, size really does matter and you get more square feet for your money compared to a lot of other new build properties. The higher standard of living inside is clear to see, but we also take this ethos outside as well; with a lower density of houses on our developments and family homes benefiting from family gardens.

ENERGY

Our beautiful new homes at Carleton Manor Park will be the most energy efficient homes we have built and will be amongst the most efficient in the UK. Designed to meet the very latest building regulations, it means all our homes are greener and cheaper to run than over 98% of all homes on the market today. In addition, as we adopt a 'fabric first' solution to meet the required energy conservation levels, the addition of renewable energy technologies, if desired and installed, really do mean your running costs and carbon footprints are among the lowest there can be.





Set in a prominent position across 'the green', the 'Manor' apartment building is the visual feature of the development. The large 'Manor' contains nine individual luxury apartments, eight with 2 bedrooms and one with 1 bedroom.

THE MANOR



The 2 bedroom apartments, though very similar in size, follow 3 individual designs depending on whether they are located in the North, South or East wings.

PROPERTY FEATURES:

LIVING SPACE:

Accessed from the central hall, a large open plan kitchen and living room with 3 aspects creates an excellent modern living space. The area is characterful due to the shape of the building and its abundance of large picture frame windows.



BEDROOMS:

Bedroom 1 and its en-suite facilities benefit from being positioned to the front of the building (north and south wing apartments). Bedroom 2 is positioned across the hall to the rear and has easy access to the main bathroom.

The east wing apartments also have en-suite facilities to bedroom 1. Bedroom 2 is adjacent to the main bathroom – with the exception of the 1 bedroom apartment on the ground floor.

OUTSIDE SPACE:

Through the gated entrance, the paved 'courtyard' provides access to the allocated carport and secure storage areas. Each resident has access to the private communal grounds around the 'Manor' as well as the 'green' in front of it.



ADDITIONAL FEATURES:

All floors are designed with high ceilings and tall sliding sash windows to help create the feeling of a former grand residence. Along with the smaller flanking buildings, the 'Manor' is contained within its own gated community providing extra luxury and security for all its residents.

With communal entrance halls, stairway and elevator to all floors, individual carports, secure storage and entry systems, the building has been designed to provide the best of both worlds – pairing period architecture with modern design and amenity.

NORTH WING APARTMENT

**Total Floor Area 1,120 sq ft
(2 Bedroom Apartment)**

Living Area (max)	21'2" x 16'4" 6.46m x 4.98m
Kitchen Area	11'6" x 11'6" 3.50m x 3.50m
Bedroom 1	14'7" x 12'10" 4.45m x 3.91m
En-suite (max)	10'10" x 7'5" 3.30m x 2.25m
Bedroom 2	16'11" x 10'8" 5.15m x 3.32m
Bathroom (max)	9'2" x 7'5" 2.80m x 2.25m



EAST WING APARTMENT 1ST & 2ND FLOOR

**Total Floor Area 985 sq ft
(2 Bedroom Apartment)**

Living Area (max)	21'4" x 15'9" 6.51m x 4.80m
Kitchen Area	10'12" x 10'6" 3.35m x 3.20m
Bedroom 1	13'10" x 10'3" 4.21m x 3.31m
En-suite	6'9" x 5'8" 2.05m x 1.73m
Bedroom 2	12'11" x 9'11" 3.95m x 3.02m
Bathroom (max)	7'5" x 10'3" 2.25m x 3.13m



SOUTH WING APARTMENT

**Total Floor Area 1,075 sq ft
(2 Bedroom Apartment)**

Living Area (max)	21'2" x 16'4" 6.46m x 4.98m
Kitchen Area	11'6" x 11'6" 3.50m x 3.50m
Bedroom 1	13'10" x 12'10" 4.21m x 3.91m
En-suite	7'9" x 5'7" 2.35m x 1.70m
Bedroom 2	16'11" x 10'8" 5.15m x 3.32m
Bathroom	7'8" x 6'7" 2.35m x 2.00m



EAST WING APARTMENT GROUND FLOOR

**Total Floor Area 730 sq ft
(1 Bedroom Apartment)**

Living Area (max)	21'4" x 15'9" 6.51m x 4.80m
Kitchen Area	10'12" x 10'6" 3.35m x 3.20m
Bedroom 1	12'11" x 9'11" 3.95m x 3.02m
Bathroom	7'5" x 6'7" 2.25m x 2.00m



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Flanking the 'Manor', the apartment buildings provide luxury features with modern design.

3 BEDROOM APARTMENTS



3 BEDROOM APARTMENTS

Total Floor Area 1,030 sq ft

APARTMENTS

Living Area	12'7" x 11'2"	3.84m x 3.40m
Kitchen Area	11'10" x 11'2"	3.60m x 3.40m
Bedroom 1	14'9" x 14'1"	4.50m x 4.30m
En-suite*	9'1" x 7'4"	2.79m x 2.23m
Bedroom 2	10'2" x 11'4"	3.10m x 3.45m
Bedroom 3	11'4" x 8'1"	3.45m x 2.45m
Bathroom	7'9" x 7'9"	2.35m x 2.35m

*First floor apartment only



PROPERTY FEATURES:

LIVING SPACE:

The open plan living room and kitchen to the front of the building, come complete with feature fireplace and benefit from the views over the green to the front.

BEDROOMS:

Bedroom 1, opposite the living area, is a spacious bedroom benefiting from en-suite facilities (1st floor apartment only). Bedroom 2 and 3 share the main bathroom – bedroom 2 being on the front and bedroom 3 to the rear.

OUTSIDE SPACE:

All apartments have individual carports and secure storage located within the grounds, as well as access to the private communal area around the apartment building.

ADDITIONAL FEATURES:

The flanking buildings either side of the 'Manor', each contain two 3 bedroom apartments – all are the same size. The buildings are designed in the same style as the 'Manor' to continue the 'period' appearance. Each apartment benefits from its own private entrance.

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At 2,160 sq ft, this well appointed four bedroom house stands proud as part of the Carleton Manor Park development. The Kenilworth provides quality features and has ideal space that is perfect for family living.

KENILWORTH



KENILWORTH

Total Floor Area 2,160 sq ft

GROUND FLOOR

Living Room	19'3" x 13'2"	5.86m x 4.01m
Dining Area	13'4" x 10'9"	4.05m x 3.27m
Kitchen/Breakfast Area	19'3" x 10'8"	5.86m x 3.25m
Utility Room	9'6" x 6'2"	2.90m x 1.87m
Garage	19'9" x 19'8"	6.03m x 6.01m

FIRST FLOOR

Bedroom 1	19'2" x 10'12"	5.85m x 3.35m
En-suite	8'2" x 6'3"	2.48m x 1.91m
Bedroom 2	14'9" x 13'1"	4.49m x 3.98m
Bedroom 3	13'4" x 10'4"	4.06m x 3.15m
Bedroom 4	9'9" x 8'9"	2.96m x 2.66m
Bathroom	10' x 9'5"	3.05m x 2.87m

Dimensions may vary slightly on the integrated double garage variation



GROUND FLOOR



FIRST FLOOR



PROPERTY FEATURES:

LIVING SPACE:

The Kenilworth boasts a magnificent open plan, family size kitchen-dining room, with French door access to the rear garden.

Sliding doors lead through to a spacious living room complete with feature fire place and 'picture frame' windows providing views to the front and rear.

BEDROOMS:

Four well sized double bedrooms on the first floor, with the substantial master bedroom having en-suite facilities.

The other three bedrooms share the large family bathroom; which boasts a bath and separate shower area.

OUTSIDE SPACE:

This detached property features a large double garage, paved drive and landscaped gardens to the front and rear.

The flagged path around the house leads to the patio area outside the French doors at the rear.

ADDITIONAL FEATURES:

The Kenilworth features a spacious entrance hall with substantial storage in addition to the ground floor WC. The sizeable kitchen has access to a fully plumbed utility room which leads via sheltered access to the side of the house and garage.

This style of home is available with a detached or integral double garage depending on the plot you choose.

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The Marlborough is an elegantly designed four bedroom detached house with modern features and spacious living; the perfect family home at 2,020 sq ft.

MARLBOROUGH



MARLBOROUGH

Total Floor Area 2,020 sq ft

GROUND FLOOR

Living Room	19'2" x 12'12"	5.85m x 3.95m
Kitchen/Dining Area (max)	23'8" x 14'4"	7.21m x 4.36m
Utility Room	11' x 7'5"	3.36m x 2.25m
Garage	19'5" x 9'9"	5.91m x 2.96m

FIRST FLOOR

Bedroom 1 (max)	18'4" x 17'3"	5.58m x 5.27m
En-suite	7'9" x 7'5"	2.35m x 2.25m
Bedroom 2	15'8" x 13'4"	4.77m x 4.05m
Bedroom 3	16'10" x 10'4"	5.14m x 3.16m
Bedroom 4 (max)	14'2" x 9'11"	4.32m x 3.01m
Bathroom	8'6" x 7'6"	2.60m x 2.29m

Plot 21 is a unique 'Marlborough' in that it has a detached double garage. It makes use of the space left by the integral single garage by creating a separate study and, by repositioning the utility room slightly, providing more room in the kitchen. The total floor area, including the garage, becomes 2,420 sq ft.



GROUND FLOOR



FIRST FLOOR

PROPERTY FEATURES:

LIVING SPACE:

The Marlborough is an ideal home for busy families. The flexible living space comprises a spacious open plan kitchen-dining area with an adjoining living room that can be left open or separate through use of sliding 'pocket' doors. The fully integrated kitchen leads to a separate utility room that has access to the side of the house and integral garage.

BEDROOMS:

Four large bedrooms provide ideal space on the first floor of the Marlborough. The master bedroom benefits from en-suite facilities. A family bathroom, with separate shower and bath, is shared by the other three bedrooms.

OUTSIDE SPACE:

Included is a paved driveway for double parking and generous gardens to the front and rear of the property. Patio areas to the rear are positioned outside the French doors leading conveniently from the living space.

ADDITIONAL FEATURES:

The Marlborough features entrance hall, with WC and under stairs storage. Plot 21 has a detached double garage rather than integrated single, and an additional study.

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A stunning, executive style four bedroom home with exquisite features. The Sandringham is a spacious 3,095 sq ft, modern and prestigious home that benefits from quality design and bespoke features.

SANDRINGHAM



SANDRINGHAM

Total Floor Area 3,095 sq ft

GROUND FLOOR

Living Room	20'8" x 14'9"	6.30m x 4.50m
Kitchen	17'10" x 12'7"	5.44m x 3.84m
Dining Area	14'8" x 13'10"	4.48m x 4.21m
Family Room	15'2" x 12'10"	4.64m x 3.92m
Study	13'8" x 13'1"	4.06m x 4.00m
Utility Room	11'1" x 6'2"	3.39m x 1.90m
Garage	19'9" x 19'9"	6.03m x 6.03m

FIRST FLOOR

Bedroom 1 (max)	18'4" x 13'7"	5.59m x 4.15m
En-suite 1	10'6" x 6'11"	3.20m x 2.12m
Dressing Area	13'9" x 8'3"	4.18m x 2.52m
Bedroom 2	14'10" x 11'9"	4.51m x 3.59m
En-suite 2	10'4" x 6'1"	3.15m x 1.85m
Bedroom 3 (min)	13'4" x 12'12"	4.05m x 3.95m
Bedroom 4	13'4" x 10'9"	4.05m x 3.28m
Bathroom	9'8" x 6'6"	2.95m x 1.97m



GROUND FLOOR



FIRST FLOOR

PROPERTY FEATURES:

LIVING SPACE:

A superior and very spacious property designed for a busy family, or those who require extra space to work from home. The Sandringham consists of a fully fitted kitchen, open plan dining area and family room – a fantastic space for family living. A large separate living room provides the second reception room, which makes up the substantial ground floor, along with a private study.

BEDROOMS:

On the first floor, the master and second bedrooms both benefit from spacious en-suite facilities, the former also boasting an impressive dressing area that provides access to a private external balcony. The other two bedrooms are well proportioned and share the family bathroom.

OUTSIDE SPACE:

The Sandringham includes a large double garage, with internal access to the house, an extended paved driveway and generous gardens to the front and rear of the property. Three sets of French doors to the rear provide easy access to the patio areas.

ADDITIONAL FEATURES:

The Sandringham features an entrance hall, with WC and cloakroom. The sizeable kitchen leads to a plumbed utility room with access to the side of the house and the garage.

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BUILDING HOMES FOR LIFE ...FOR OVER 40 YEARS

Established in 1971, Cumbrian Homes are developers of high quality new homes within Cumbria.

Previous winners of the NHBC Gold Award, the company has built an enviable reputation for building homes of superb quality in outstanding locations. Employing their own craftsmen, Cumbrian Homes strive to build homes where innovative design, quality of construction and attention to detail is the rule.

Using local materials and suppliers wherever possible, coupled with the very latest in luxurious fittings and appropriate technology, the resulting homes combine all the advantages of rural living with the convenience and style of modern homes.

SERVICE

We will guide you every step of the way in buying your dream home; from helping you plan your ideal layout to choosing fixtures and fittings. We pride ourselves on the excellent service we give our customers and your needs always come first. We are a small team and therefore dedicated to ensuring your move is the smoothest it can be.

The new home warranty available on all our new homes provide our customers with peace of mind for 10 years, while our own level of customer service ensures consistency and excellence.



*“...this is our sixth new home.
I can say unequivocally that
Cumbrian Homes has given us
the best after-sales service we
have ever had.”*



CUMBRIAN HOMES



If you are ready to experience the luxury that living in a Cumbrian Home can bring, then do not hesitate to contact one of our friendly sales team.

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