

KEBBELL  
*Homes*

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Kebbell Development Limited  
Kebbell House, Carpenders Park  
Watford, Hertfordshire  
WD19 5BE

Tel 0845 1302188  
Web site [www.kebbell.co.uk](http://www.kebbell.co.uk)  
Email [sales@kebbell.co.uk](mailto:sales@kebbell.co.uk)

Kebbell Homes Sales Reception  
Caedmon's Prospect  
Chubb Hill Road, Whitby  
YO21 1JU

Tel 01947 605742



Tel 01947 821122

Designed & produced by The House Group Ltd, Chichester



Caedmon's  
PROSPECT

A select development of luxury 1 and 2 bedroom apartments  
**Chubb Hill, Whitby**







*Caedmon's*  
PROSPECT

## Chubb Hill, Whitby

Overlooking tranquil Pannett Park and within minutes of the bustling coastal town of Whitby, Caedmon's Prospect stands proudly in a commanding position and represents a fine addition to this charming and deeply historical community.

# Caedmon's Prospect

## The Best in Contemporary Living

Caedmon's Prospect, a short stroll from the centre of Whitby, comprises 48 exceptional one and two bedroom apartments each carefully designed to deliver an uncompromising fusion of style and practicality.

Design excellence is at the heart of each and every home, so that life can be enjoyed in the knowledge that space is optimised and every aspect of a modern way of life has been considered.



**Caedmon, The poet.** Caedmon was a herdsman at Whitby Abbey. Whilst serving Abbess Hilda – the princess who established the monastery – Caedmon became the first to write verse in Anglo-English, rather than Latin.

His legacy is honoured locally with the Caedmon Cross monument (pictured left) and now, too, in naming 'Caedmon's Prospect'.









## Feel instantly at home

These stunning apartments have wonderful views either over open green spaces, beautifully landscaped gardens or across to Pannett Park and beyond.

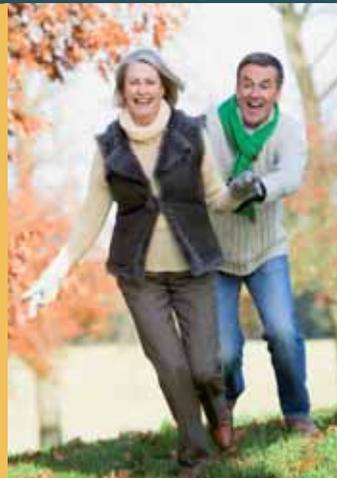
Most apartments have an outside space for the exclusive use of the owner, whether it is a ground floor terrace or a balcony for upper floors, so residents can take advantage of the magnificent views.

There is secure parking beneath the building for most apartments and

several double tandem spaces. Please ask the sales representative for details of the parking allocation for the apartment of your choice.

All in all Caedmon's Prospect represents the best of all worlds.

You are sure to feel instantly at home in this magnificent setting where each new home offers a truly 21st century way of life.





# Superior specification

Luxurious specification...  
meticulous design...  
light and space...  
unbeatable location.  
For the very best from a  
new apartment in Whitby,  
Caedmon's Prospect is  
quite simply beyond  
compare.

## Kitchen

Superb contemporary kitchen including smart laminate work top with upstand and stainless steel backsplash behind the hob. Integrated appliances include:

- Stainless steel oven.
- Four burner ceramic hob.
- Stainless steel and glass extract canopy.
- Dishwasher.
- Fridge/freezer.
- Washer/dryer (if in a cupboard outside the kitchen, a free standing appliance is available as a customer extra).
- Lovely colour co-ordinating floor tiling.
- Low voltage recessed down lights in the ceiling and glamorous plinth lighting beneath the base units.

## Bathrooms

- Superb sanitary ware from Villeroy and Boch with polished chrome Grohe taps and fittings.
- The en-suite bathroom has a polished chrome towel warmer and a glamorous illuminated mirror cabinet containing the shaver socket. This specification also applies when there is only one bathroom.
- Stylish wall and floor tiling to all bathrooms.
- Shaver outlet to the family bathroom.
- Complementary wall and floor tiling.
- Polished chrome recessed down lights to the master bedroom en suite bathroom.

## Electrical and Heating

- The entire structure is wrapped in a thermal envelope and an insulation quilt lines the inner leaf which, in conjunction with the highly efficient electric heating system, provides optimum energy efficiency and comfort throughout the seasons.
- Energy efficient and flexible electric heating system from Creda; each heater is individually timed and thermostatically controlled.
- Generous power point provision throughout.
- Pre-wired to receive satellite and terrestrial television reception. Sky +/TV/FM to the living room and TV to the bedrooms.
- Internet Access: The hall cupboard is fitted with a telephone point and power supply for a wireless router.
- Telephone points in the living room (next to the TV for interactive viewing) and the master bedroom.
- Polished chrome switch plates in the kitchen and light switches throughout.
- Video entry system to all apartments.
- 13amp fuse spur for the installation of an electric fire (where the design allows) as a customer extra.
- Power outlets in the car parking areas; one per six parking bays.

## Decorations and Finishes

- Smooth white painted ceilings and Slipper Satin emulsion paint for the walls.
- Woodwork in a subtle cream gloss.
- Smart light oak veneer flush doors with polished chrome door furniture.
- Fitted wardrobes with shelf and chrome hanging rail in accordance with the floor plans. Additional wardrobes may be quoted for as a customer extra.

## Communal Areas

- Glamorous polished floor tiling to main entrance hall
- Staircases, landing areas leading to apartments and the floor of the lift will be fully carpeted.
- Staircase balustrades are in stainless steel and glass with beech handrails.
- Lighting to exterior car parking, entrances and gardens.
- Remote controlled entrance gates to the underground car parking.
- A lift from the basement car park serving all floors.
- Communal water supply within the car parking area and externally.
- The grounds contain areas of attractive landscaping and the west facing gardens provide a pleasant sitting area for the use of all residents.





# Whitby

## A Place of History and Charm

Whitby is a vibrant coastal town rich in history yet its daily life is rooted firmly in the present. Some 13,500 inhabitants celebrate its past while enjoying an upbeat and thoroughly 21st century way of life.

There is nothing sleepy about Whitby - indeed it is an exhilarating place to live and draws all year round visitors to its magnificent harbour and local attractions.

Spanning the East and West cliffs, Whitby straddles the River Esk with its famous swing bridge link. On the East side craft and curio shops pepper the ancient cobbled streets that lead to the Abbey headland and the starkly impressive ruins of ancient Whitby Abbey dating back to 657 AD. The West cliff, developed in the Victorian era, with grand houses, parks, paddling pool, boating lake, and crazy golf, presides majestically above the beautiful sandy beach stretching to Sandsend.



*Whitby Abbey was established by Abbess Hilda in 657AD. In 1076 it became a Benedictine Priory. The Abbey has been left to ruin since 1539, when the last abbot surrendered to Henry VIII.*

### North Yorkshire's spell

With the North Yorkshire Moors National Park on the doorstep, Whitby is close to breathtaking moorland and wild heather dales and there are magnificent walking and cycling opportunities throughout the Esk Valley. From Whitby railway station, you can hook into two heritage steam railway lines, the Esk Valley Railway and the North Yorkshire Moors Railway taking passengers through some of the most idyllic scenery in the country. So you are in a prime

location in Whitby to enjoy scenic railway lines stopping at picturesque stations, family attractions and Yorkshire Moor Villages.

### A Lively and Vibrant Community

In April and October/November each year Whitby is home to the ever popular Gothic Weekend Festival which draws visitors from all over the country to celebrate the legendary connection of Count Dracula with the area.

Whitby's selection of bars, nightclubs and local pubs is joined by award-winning seafood restaurants and eateries. As a fishing port, the finest Fish and Chips is always on the menu. Whitby's Magpie Café, for instance, received Rick Stein's accolade as 'the best fish and chip shop in Britain'.





# KEBBELL *Homes*

Kebbell Homes' enviable reputation rests on building desirable homes which are comfortable to live in, built to the highest standards and situated in coveted locations. Design and implementation of development is managed by a highly experienced team taking particular and personal interest in each new home and its purchaser.

Kebbell Homes is the trading name of Kebbell Development Limited, a private family-owned company, established in 1953 by the late chairman, Thomas Kebbell.

It continues to flourish under the leadership of Nicolas Kebbell, Managing Director. Based In Watford, North-West of London, the Company builds from Durham in the North to Southampton in the South. It has also built in France and Houston, Texas.

The company has been involved historically in a substantial portfolio of diverse developments, but residential house building has always been its core business. All Kebbell Homes properties are designed and built according to the

National House-Building Council (NHBC) regulations and are covered by their warranty scheme.

#### **Property Misdescription Act 1991:**

The contents of this brochure are for guidance only. Their accuracy cannot be guaranteed and they are expressly excluded from any contract. The images shown in this brochure are from other Kebbell developments and do not necessarily depict details applied at Caedmon's Prospect

