



## Plot 4

Swallows Rise | Tirril | Penrith | CA10 2JN

Guide Price £350,000



david britton  
ESTATES

# Plot 4

Swallows Rise | Tirril

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\* Plot 4 \* Discover the perfect blend of luxury, location, and style in the first phase of Stonewood Homes' captivating new development in Tirril, nestled on the edge of the stunning Lake District National Park.

With only seven properties available in this exclusive first phase, early reservation is essential to secure your dream home in this sought-after development.

Please note that these properties are currently under construction, and site visits are available by appointment only.

- Wonderful semi-detached home
- Luxurious fixtures & fittings
- In desirable village location
- Two bathrooms
- Close to Ullswater & Pooley Bridge
- 3 bedrooms
- New Build home
- High Specification
- Off road parking
- 10 year build warranty

Prepare to be impressed by the thoughtful craftsmanship of this respected local developer, who has once again delivered homes that radiate timeless charm and exceptional quality.

This charming three-bedroom semi-detached property provides about 1000 sq.ft. of accommodation over two levels. The interior features an open-concept kitchen and dining area with French doors opening to the rear garden, a comfortable lounge, and a ground floor WC. Upstairs, there are three bedrooms, with the master enjoying an ensuite shower room, alongside a family bathroom. The outside space includes mainly lawned gardens with a rear terrace that captures views towards the village. Off-road parking for two vehicles is available at the front.





#### SOCKBRIDGE

- House Type 1
- House Type 2
- House Type 3
- House Type 4
- House Type 5
- House Type 6



Each home is designed with meticulous attention to detail. Enjoy cooking in kitchens featuring top-quality fittings from the Macintosh or Symphony ranges, alongside modern appliances and stylish quartz countertops as standard. Retreat to spa-like bathrooms boasting high-end fittings and plush floor coverings, with the option to personalise your space with a range of colours and styles.

The location is simply stunning, offering sweeping views of the majestic Lakeland fells, just a short distance from the picturesque Pooley Bridge and tranquil Ullswater lake. With Penrith and the M6 motorway nearby, convenience meets tranquility in this idyllic setting.

Stonewood Homes is dedicated to sustainability, ensuring each home is equipped with high levels of insulation, energy-efficient air source heat pumps, and heat recovery systems. The exterior features charming buff sandstone walling, finished with a textured facade that blends seamlessly with the natural surroundings. Anthracite UPVC windows along with energy-efficient LED lighting, complete the picture of modern comfort.

#### The Development

Swallows Rise is a development of 19 houses and 5 bungalows located a short distance from Ullswater lake and the beautiful village of Pooley Bridge. The homes range from 3 – 5 bedroom houses and bungalows and will all be built to an exceptionally high standard using buff sandstone walls and natural slate roofs. The classical Georgian features will give the houses a timeless appeal and create an outstanding development with breath-taking views across the Lake District National Park and beyond.

#### Property Specification

- Elterdale grey/green roof slates
- Buff Sandstone walling on front elevations
- Finished with a Webber render system with a coloured and textured finish
- Quartz worksurfaces in the kitchen
- Oak veneered doors throughout
- Wood grain anthracite UPVC windows
- LED lighting throughout
- Porcelain Tiled flooring in the hallway, kitchen and bathroom

#### The Developer and their Ethos

Stonewood have been building homes in Cumbria for a number of years and have always made sure that design and quality have been the first thought in their creations. From various sites through the Lake District National Park & Cumbria, they have built houses of distinction that even years later the buyers remain extremely excited by what has been created for them. Stoneswoods name was created because of their use of interesting stone and wood throughout each of their developments and they remain passionate about sourcing the right materials to personify this.

#### Services

- Mitsubishi 8kw Air Source Heating
- Under Floor Heating on the ground floor with multiple controllable zones
- Mains Water, Electricity and Drainage
- The Property benefits from a 10 Year Build warranty with Q ASSURE

There will be a private estate management fee for the maintenance of the communal areas. An initial payment of £300 will be requested which will then be paid to the management company once the whole development is completed. Further details to follow during the conveyancing process

#### Property Address

Plot 4 - 4 Swallows Rise, Tirril, Penrith, Ca10 2LP

#### EPC & Council Tax

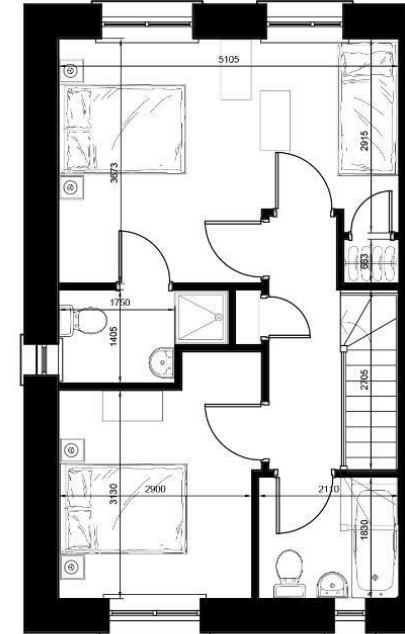
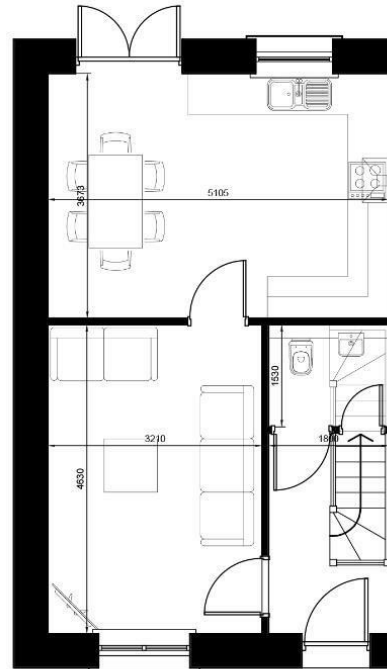
- EPC - TBC
- Council Tax – Council Tax Band will be allocated by the local authority once completed

#### Disclaimer

\*\* The images used in the marketing of these homes are computer generated images and are completely indicative of how the houses could be finished and should not be considered a true reflection of the finished product \*\*

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The services, systems, and appliances shown may not have been tested and has no guarantee as to their operability or efficiency can be given. All floor plans are created as a guide to the lay out of the property and should not be considered as a true depiction of any property and constitutes no part of a legal contract.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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