



## Plot 4

Swallows Rise | Tirril | Penrith | CA10 2JN

Guide Price £162,075



david britton  
ESTATES

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**\*\* FANTASTIC HOME FOR BUYERS REGISTERED ON THE WESTMORLAND & FURNESS AFFORDABLE HOUSING/DISCOUNTED SALE CRITERIA LIST \*\***

\* Plot 4 - 3 bedroom semi-detached home \* 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.

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

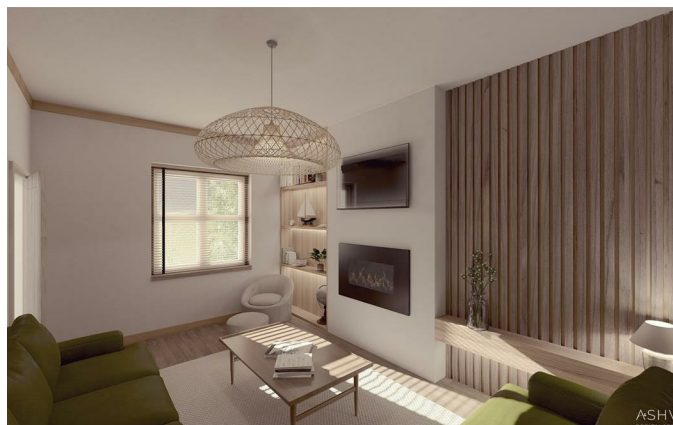
- Wonderful mid-terrace 3 bedroom home
- AFFORDABLE HOUSING/DISCOUNTED SALE
- Luxurious fixtures & fittings
- New Build home
- In desirable village location
- High Specification
- Two bathrooms
- Off road parking
- Close to Ullswater & Pooley Bridge
- 10 year build warranty

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 modern 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.

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 tranquillity 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.





## SOCKBRIDGE

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



### Eligibility

This house is under the Discounted Sale/Affordable Housing scheme and is offered for sale at 60% of the Open Market Value

These properties are subject to a local occupancy restriction, meaning priority will initially be given to applicants with a local connection. This means ideally the property will go to someone who:

- Currently lives in the parish of Sockbridge and Tirril or the neighbouring parishes of Dacre, Yanwath & Eamont Bridge, Askham or Barton or such other areas of the District of Eden as may be specified in writing by the Council and has done so for a continuous period of at least 3 years; or,
- Currently works in the parish of Sockbridge and Tirril or the neighbouring parishes of Dacre, Yanwath & Eamont Bridge, Askham or Barton or such other areas of the District of Eden as may be specified in writing by the Council and has done so for a continuous period of at least 3 years; or,
- Has moved away from the parish of Lowther or the neighbouring parish of Sockbridge and Tirril or the neighbouring parishes of Dacre, Yanwath & Eamont Bridge, Askham or Barton or such other areas of the District of Eden as may be specified in writing by the Council but has strong established and continuous links with the particular parish from which the person moved away by reason of birth or long term immediate family connections; or,
- Has an essential need through old age or disability to live close to a relative who has lived in the parish of Sockbridge and Tirril or the neighbouring parishes of Dacre, Yanwath & Eamont Bridge, Askham or Barton or such other areas of the District of Eden as may be specified in writing by the Council for a continuous and continuing period of at least 3 years

Applicants must be identified on the Council's Housing Register of persons seeking accommodation in the Eden area of Westmorland & Furness Council. Applicants will need to be on the waiting list and will have to complete the application form.

The deadline for applications will be 30/07/25 at 5 pm.

For more information regarding the Affordable Housing Scheme please visit:  
<https://www.eden.gov.uk/housing-services/affordable-housing/discounted-sale-housing-scheme/>

### The Development

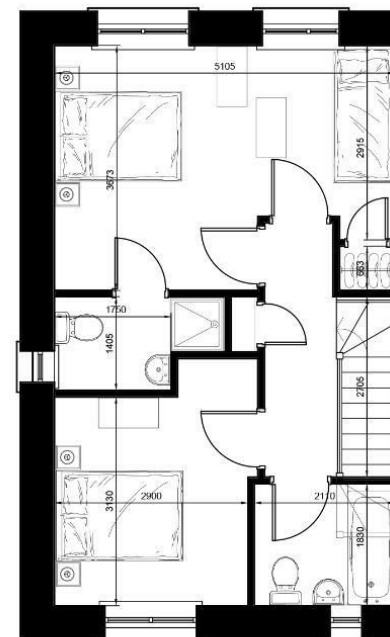
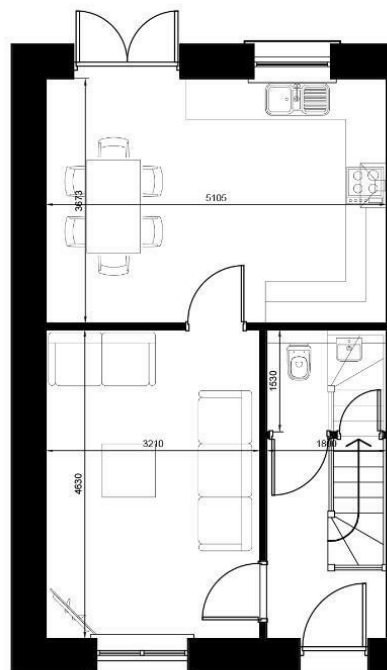
Swallows Rise is a development of 19 houses and 5 bungalows located a short distance from Ullswater lake and the beautiful village of Pooley Bridge. The homes range from 3 – 5 bedroom houses and bungalows and will all be built to an exceptionally high standard using buff sandstone walls and natural slate 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  
Tiled flooring in the hallway, kitchen and bathroom

### The Developer and their Ethos

Stoneswood 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.



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