

THE  
MILLFIELDS

LAMPLUGH | CUMBRIA



*Idyllic Living*





# welcome

*28 beautiful new homes set  
on the doorstep of The Lake  
District National Park*

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*make yourself  
at home*



me



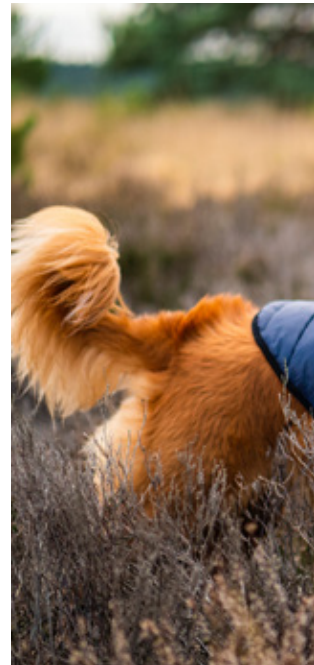
Lamplugh is the picture perfect rural village. Nestled in the beauty of the Cumbrian countryside, there are few better places to call home.

Every detail of each home has been designed and crafted to an exceptionally high standard and provides the perfect balance of rural detailing with modern living.

The Millfields offers a range of cottages, detached houses and bungalows, with three or four bedrooms, to suit most living requirements.

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# *Ideally Living*

Whether you want to relax in the harmony of the Cumbrian countryside or explore the endless beauty of The Lake District, The Millfields is perfectly located to live your life, your way.

*Located in West Cumbria, Lamplugh combines rural lifestyle with all the requirements of modern living.*

Within easy striking distance is the picturesque Gem Town of Cockermouth where you will find an abundance of both local and high street shops, numerous restaurants and bars and the local Sainsburys supermarket.

Lamplugh is also within 10 minutes drive of the larger employment towns of Whitehaven and Workington, which include a wide selection of shops and services.

The Lake District villages of Loweswater, home of the renowned Kirkstile pub, is only 4 miles away and Ennerdale is 3 miles away.

Lamplugh has its own primary school and the local towns of Cockermouth and Keswick provide excellent secondary schooling.

The M6 is an easily accessible 40 minutes drive, which then provides direct access to all major cities, train stations and airports.

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*Solway Firth*

Maryport

Cockermouth

Workington

Whitehaven

LAMPLUGH

Egremont

COPELAND

*Irish Sea*

BARROW

Millom

ALLERDALE

SKIDDAW

Keswick

LAKE DISTRICT  
NATIONAL PARK

SCAFELL PIKE

Grasmere

Ambleside

SOUTH  
LAKELAND

Windamere

Conistone

*Morecambe Bay*

Penrith

Ullswater

HELVELLYN

Haweswater

Wastwater

Devon  
Water

A595

A593

A590

A591

A595

A596

A595

A66

A66

A66

A595

43

42

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40

M6

39

38

37

M6

36





## THE MILLFIELDS

*The Millfields will be beautifully landscaped and has been designed to compliment the surrounding natural beauty.*

An abundance of greenery, natural slate walling and planting of specimen trees and hedges are present throughout the development.

Every aspect of each one of these beautiful new homes has been carefully considered and they have been designed to blend harmoniously with the adjacent Lake District National Park.

A mixture of natural stone and rendered elevations sit under reclaimed Welsh slate roofs. Delicately crafted Green Oak is used to make porches, car ports and garden detailing. Extensive landscaping to each garden, communal spaces and the village green, ensure these homes blend effortlessly with their surroundings.

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## THE HOMES

PLOT	HOUSE TYPE	BEDS	SIZE	GARAGE
PLOT 11	BUTTERMERE	3	1415 SQ FT	INTEGRAL
PLOT 12	LOWESWATER	3	1420 SQ FT	INTEGRAL
PLOT 14	LOWESWATER	3	1420 SQ FT	INTEGRAL
PLOT 15	BUTTERMERE	3	1415 SQ FT	INTEGRAL
PLOT 16	GRASMERE	3	1206 SQ FT	DETACHED
PLOT 17	GRASMERE	3	1206 SQ FT	DETACHED
PLOT 18	RYDAL	4	1911 SQ FT	DETACHED
PLOT 19	ESTHWAITE	4	1871 SQ FT	INTEGRAL
PLOT 20	RYDAL	4	1911 SQ FT	DETACHED
PLOT 21	HAWESWATER	4	1532 SQ FT	CAR PORT
PLOT 22	ELTERWATER BARN	3	1444 SQ FT	CAR PORT
PLOT 23	THE COTTAGES	3	1250 SQ FT	NO
PLOT 24	THE COTTAGES	3	1250 SQ FT	NO
PLOT 25	THE COTTAGES	3	1250 SQ FT	NO
PLOT 26	THE COTTAGES	3	1250 SQ FT	NO
PLOT 27	THE COTTAGES	3	1250 SQ FT	NO
PLOT 28	THE COTTAGES	3	1250 SQ FT	NO
PLOT 29	RYDAL	4	1911 SQ FT	DETACHED

## PHASE 1

The first homes are due for completion in the Spring of 2021. This 1st Phase will deliver eighteen new homes.

The 2nd Phase will follow with all homes due to be completed by the end of 2022.

### KEY:

- PHASE 1 HOMES
- PHASE 2 HOMES



# The Village





HOUSE TYPE:

# The Rydal

PLOTS:

18,20,29

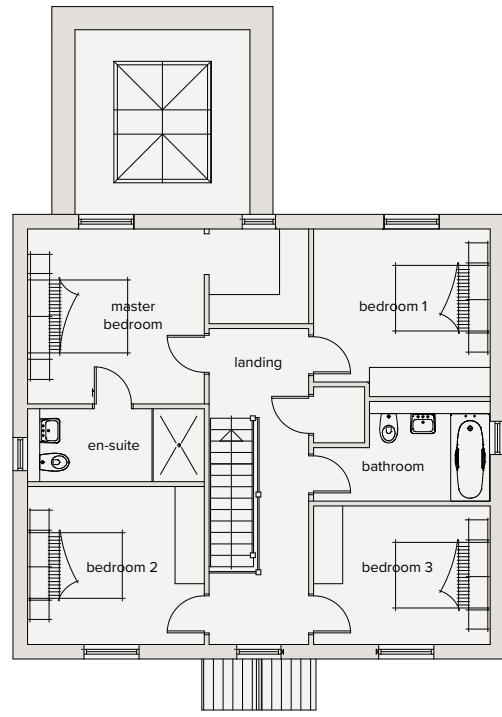
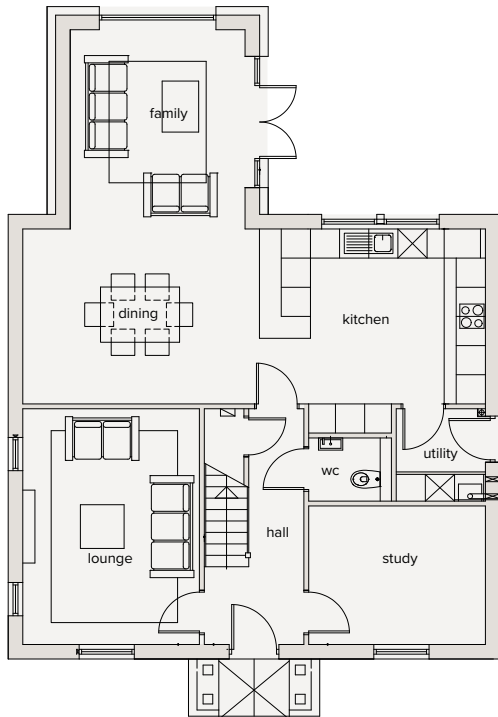
BEDS:

4 BED

SQ FT:

1911

LOUNGE	3650 X 4850 MM
KITCHEN / DINING	9500 X 3600 MM
STUDY	3600 X 2850 MM
FAMILY AREA	4100 X 3600 MM
MASTER BEDROOM	3650 X 3600 MM
BED ONE	3650 X 3150 MM
BED TWO	3650 X 3250 MM
BED THREE	3650 X 2850 MM
FAMILY BATHROOM	3650 X 2050 MM





HOUSE TYPE:

# The Esthwaite

PLOTS:

19

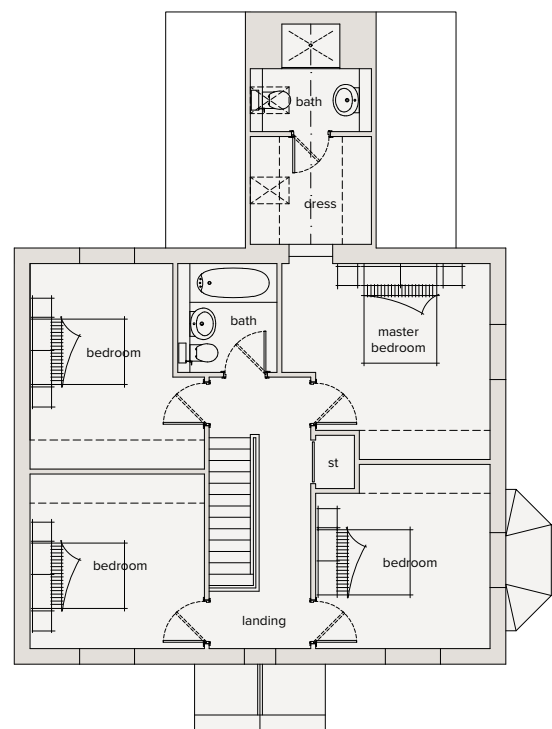
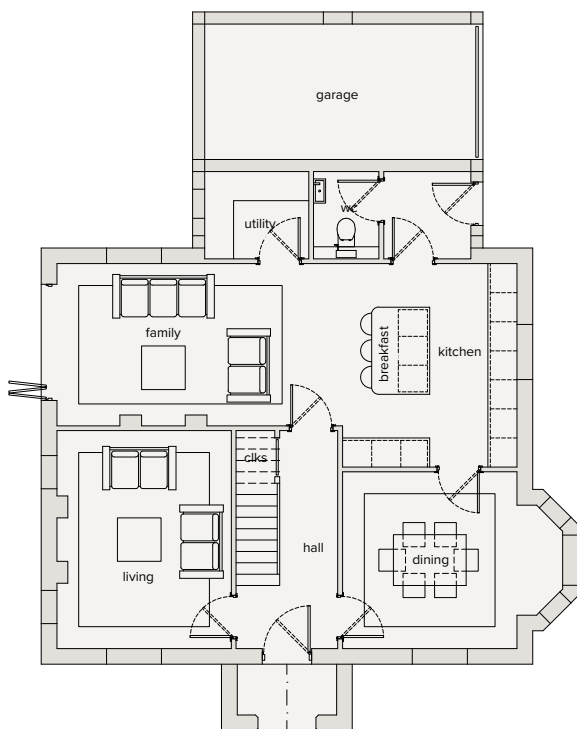
BEDS:

4 BED

SQ FT:

1871

LOUNGE	4600 X 3600 MM
KITCHEN FAMILY	9500 X 4200 MM
DINING	3650 X 4500 MM
MASTER BEDROOM	4300 X 4050 MM
BED ONE	3800 X 3600 MM
BED TWO	4250 X 3600 MM
BED THREE	3600 X 3600 MM



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HOUSE TYPE:

# The Haweswater

PLOTS:

21

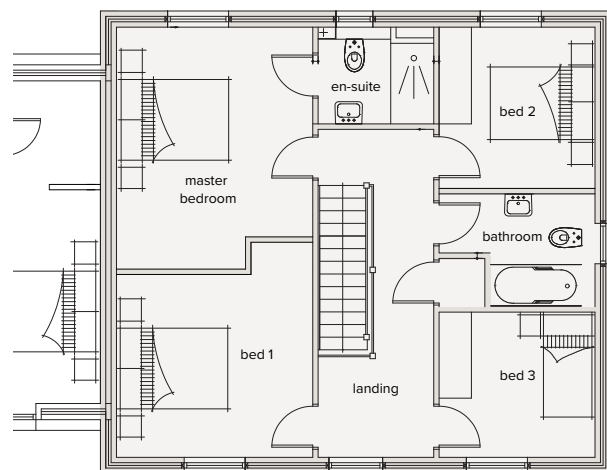
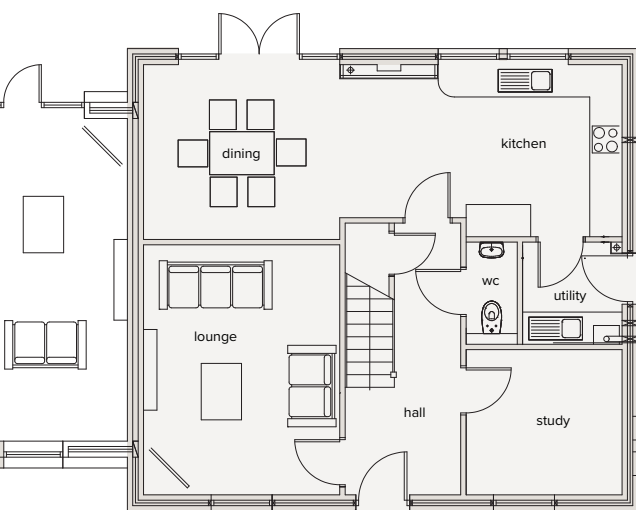
BEDS:

4 BED

SQ FT:

1532

LOUNGE	4650 X 3650 MM
KITCHEN	5250 X 3200 MM
DINING	3625 X 3225 MM
STUDY	2900 X 2700 MM
MASTER BED	3650 X 4450 MM
BED ONE	4000 X 3650 MM
BED TWO	2900 X 3000 MM
BED THREE	2900 X 2700 MM







HOUSE TYPE:

# The Elterwater Barn

PLOTS:

22

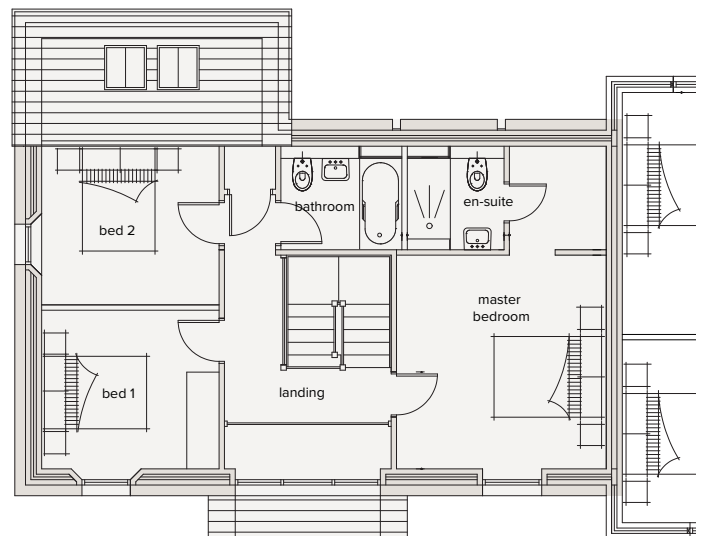
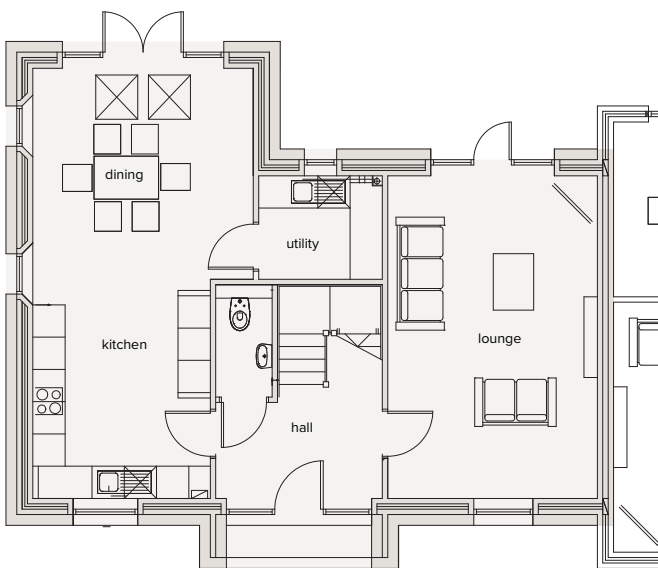
BEDS:

3 BED

SQ FT:

1444

LOUNGE	6000 X 3900 MM
KITCHEN	4075 X 3275 MM
DINING	4075 X 3900 MM
MASTER BED	3950 X 3900 MM
BED ONE	3300 X 2950 MM
BED TWO	3300 X 2950 MM



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HOUSE TYPE:

# The Cottages

PLOTS:

23-28

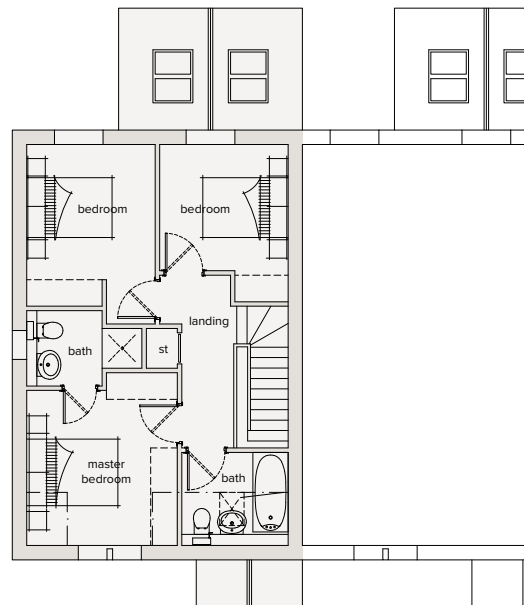
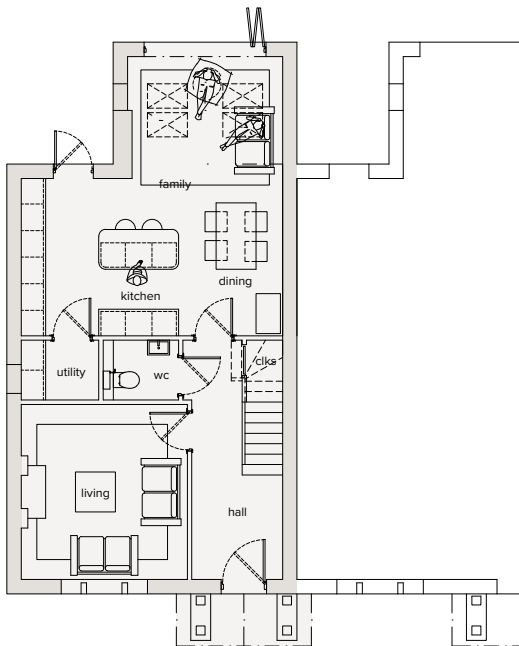
BEDS:

3 BED

SQ FT:

1250

LOUNGE	4200 X 3750 MM
KITCHEN / DINING	5900 X 3650 MM
FAMILY AREA	3500 X 2750 MM
MASTER BEDROOM	4250 X 3400 MM
BED TWO	2950 X 2900 MM
BED THREE	2900 X 2950 MM





HOUSE TYPE:

# The Loweswater

PLOTS:

12,14

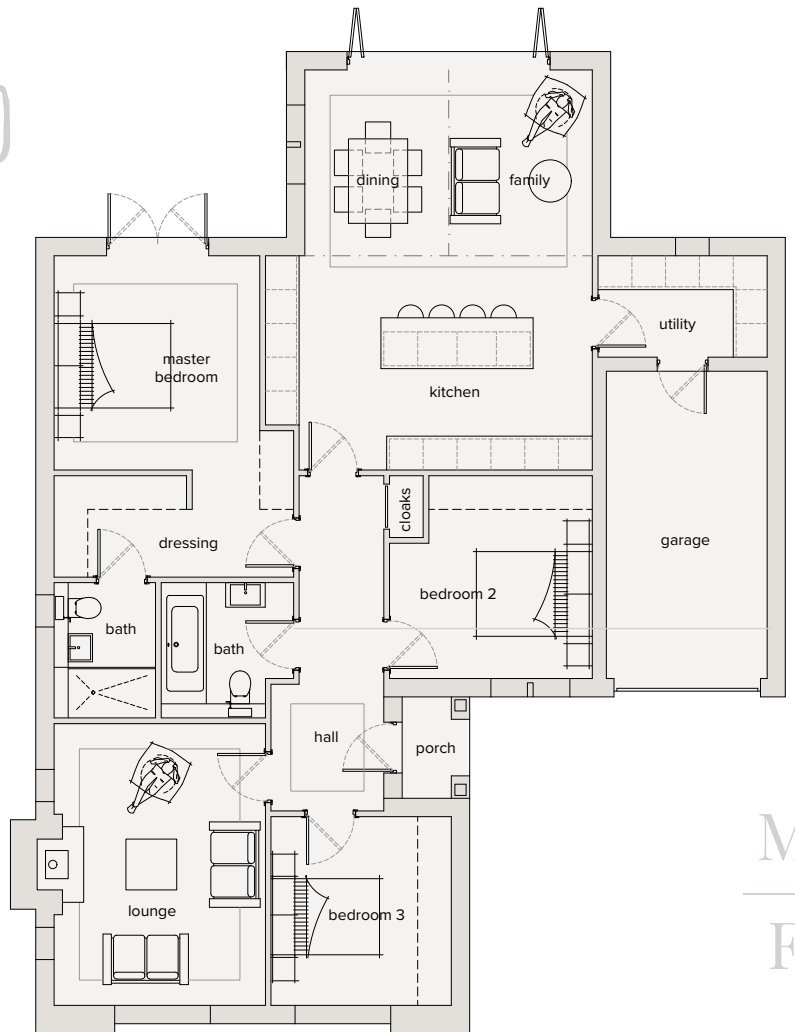
BEDS:

3 BED

SQ FT:

1420

LOUNGE	5000 X 3750 MM
KITCHEN	5800 X 3000 MM
DINING / FAMILY	5100 X 3300 MM
MASTER BED	3800 X 3650 MM
BED TWO	3600 X 3600 MM
BED THREE	3350 X 3200 MM



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HOUSE TYPE:

# The Buttermere

PLOTS:

11,15

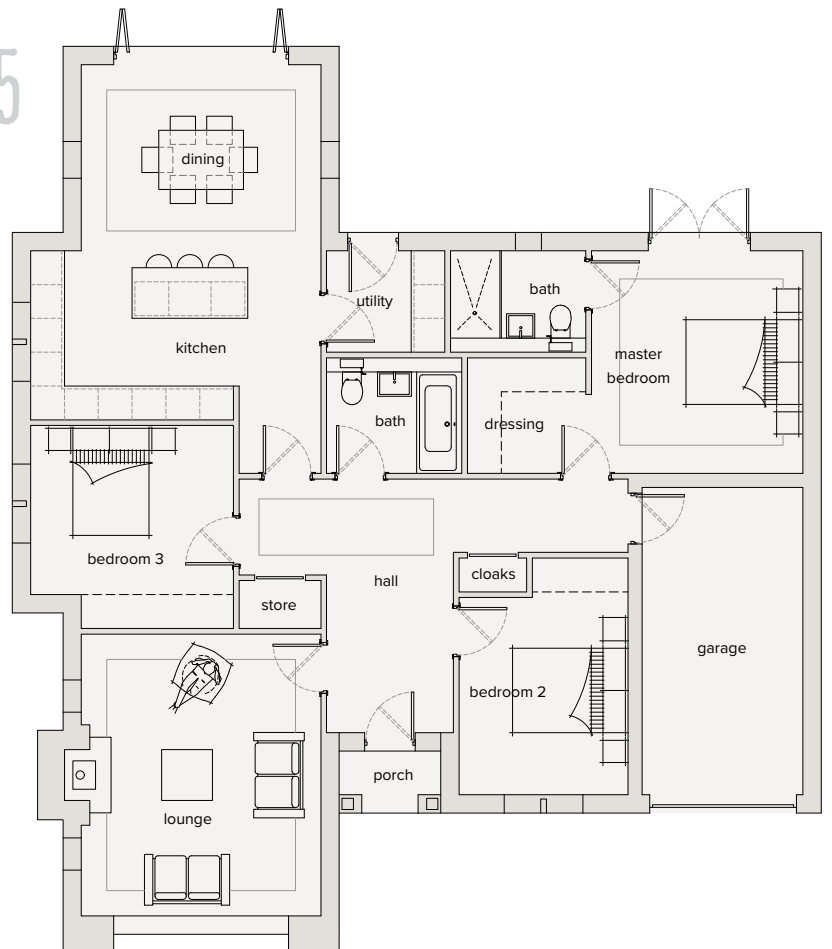
BEDS:

3 BED

SQ FT:

1415

LOUNGE	5000 X 4250 MM
KITCHEN	5150 X 3000 MM
DINING	4250 X 3300 MM
MASTER BED	3950 X 3750 MM
BED TWO	4200 X 3000 MM
BED THREE	3600 X 2700 MM





HOUSE TYPE:

# The Grasmere

PLOTS:

16,17

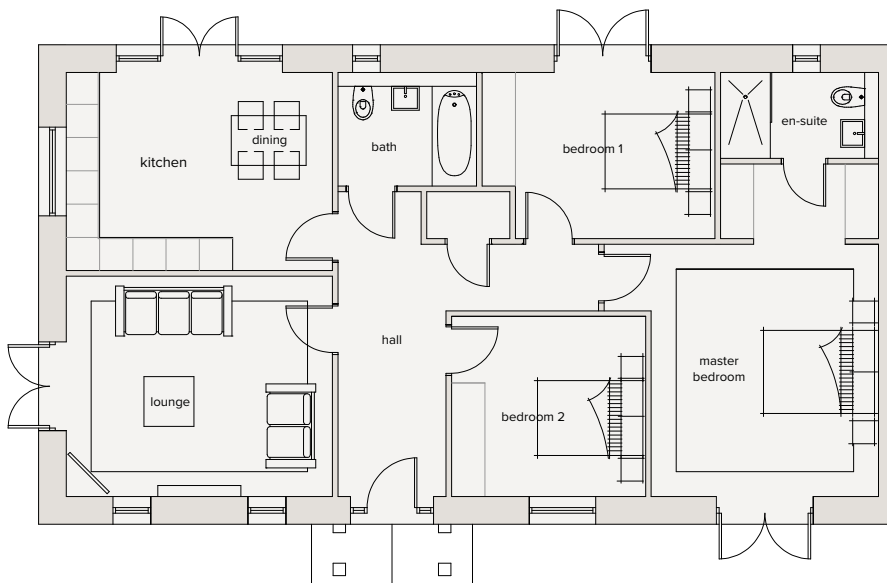
BEDS:

3 BED

SQ FT:

1206

LOUNGE	4800 X 3975 MM
KITCHEN	4800 X 3575 MM
MASTER BED	4550 X 4100 MM
BED ONE	4200 X 3600 MM
BED TWO	3500 X 3250 MM



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*Every detail, aspect and material has been given meticulous attention to create a beautiful living environment, inside and out.*

### SPECTACULAR BATHROOMS

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Stylish white bathroom suites complimented by chrome fittings and heated towel rails. Natural marble from Mandarin Stone of Wilmslow.

### MAGICAL KITCHENS

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A choice of traditional or contemporary kitchen units with stone work surfaces. These are complimented by a comprehensive range of Siemens appliances, all supplied by the highly regarded Modern Homes where buyers are invited to meet their kitchen designer and choose their perfect kitchen. All of the kitchen and utility areas are fitted with Camaro flooring.

### PLUMBING AND HEATING

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Underfloor heating to all ground floor rooms. Fully programmable gas boiler will independently operate the heating and hot water systems. Electric fires to lounge.

note: The above specification is only a guide and subject to changes. For detailed information please contact John Swift Homes and consult your sales consultant.

### SAFETY AND SECURITY

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All of our new homes are fitted with an intruder alarm with internal and external audible devices. Mains smoke detectors and heat detectors provide further peace of mind. All external doors are fitted with multi-point locking systems.

### ENERGY EFFICIENCY

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The highest levels of insulation are built into our homes helping to reduce the heating costs and increase the energy efficiency of your new home. Low voltage LED spot lights are fitted throughout. The latest Pilkington 'K' glazing technology is used in all of our windows and glazed doors. All kitchen appliances are 'A' rated for energy efficiency.

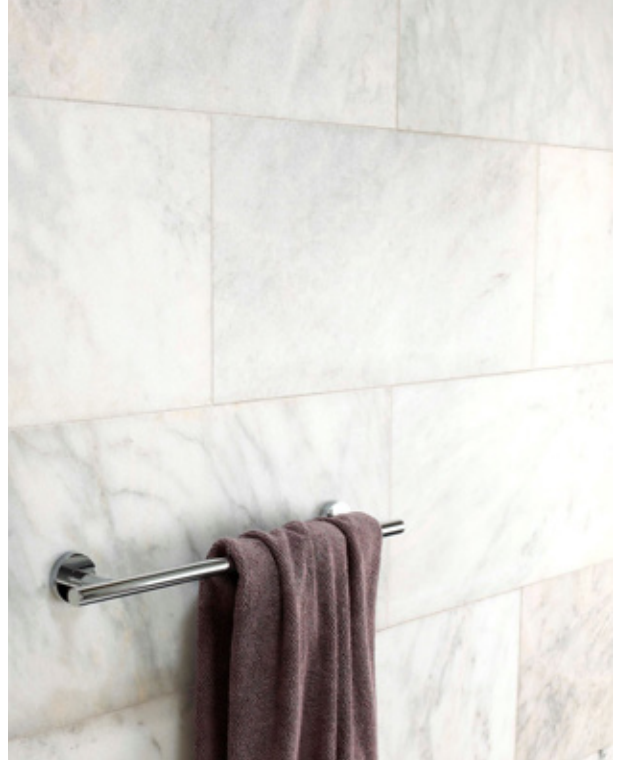
### SLEEP COMFORTABLY

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All of our new homes are inspected at regular stages of the construction process by the Local Authority Building Control and by our Warranty provider. Each home comes with a 10 year BLP Structural warranty. In the unlikely event that there is a problem with your new home, no matter how small, our Customer Care Team will be on hand to assist.

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*Each home is a sanctuary of style and comfort.*



note: All images are indicative only and not an exact representation.



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*SEE YOU SOON*

*Phase one homes are available  
now for reservation.*





# JOHN SWIFT

LUXURY HOMES

## ABOUT THE DEVELOPER

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John Swift Homes was founded in 1999 to create exceptional homes in Cumbria and Manchester. After nearly two decades of pushing the boundaries, we remain dedicated to pioneering excellence.

Externally our developments are renowned for their exquisite architectural detailing and beautifully landscaped grounds.

We carefully consider every aspect of our luxury developments to ensure the highest possible standards. This is why we have quietly gained a great deal of attention.

[johnswifthomes.co.uk](http://johnswifthomes.co.uk)

Dimensions listed are to be used as a guideline only. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and John Swift Homes reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images and CGI are indicative only. Designed by Landmark Branding | [wearelandmark.co.uk](http://wearelandmark.co.uk)

THE  
MILLFIELDS

LAMPLUGH | CUMBRIA

For further information  
please contact:



Grisdales Estate Agents  
01900 827880  
[timgrisdale@grisdales.co.uk](mailto:timgrisdale@grisdales.co.uk)



JOHN SWIFT  
LUXURY HOMES

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