



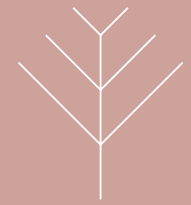
persona

It's your home



WOOLNER BROOK

WIGTON



From the heart

Discover Woolner Brook, a hidden gem in the market town of Wigton.

A lovely collection of two, three and four bedroom houses and bungalows just off the High Street.





And breathe...

The search for your new home is over. Take back your weekends and evenings, you can enjoy the things that make you happy again.

At Persona, we understand the stress that can be involved in finding and securing your dream home. That's why we introduced the Persona difference, we're determined to make your move a most rewarding experience.

From beautifully appointed, design-led and comfortable homes to our unique customer journey, we put you in control of your move into your new home.



Your Persona journey starts here.



Built around you

Our collection of beautiful two, three and four bedroom homes and bungalows have been perfectly designed to complement their surroundings and meet your specific needs too.

WE'RE ALL DIFFERENT.
Different needs, different tastes. It's what makes life interesting. So why adopt a 'one size fits all' approach to building new homes?

When you buy your new home from Persona you'll have your own dedicated hosts who make sure you get the home you've always wanted. Your host will guide you through all our amazing choices to make your home as unique as you are.



PRIME LOCATION
All of our developments are in locations carefully selected to enhance the lifestyle you are looking for.



SPACE OF YOUR OWN
Our homes are thoughtfully designed to give you and your family the space you need to grow.



BESPOKE LIVING
Persona homes are designed to complement your lifestyle and are personalised to your individual taste.



IT'S YOUR MOVE
And we'll support you every step of the way, so relax and let us show you the Persona difference.



Be part of something special

Fancy living the rural life in a market town, but having all the facilities of a large city on your doorstep?

How about having access to the Lake District National Park whenever you want to escape? Maybe you like to breathe in the sea air from time to time?

Look no further, Woolner Brook is the perfect choice for you! At the centre of the Solway Plain, between the Caldbeck Fells and the Solway Coast the attractive market town of Wigton is full of character and has much to offer.



KEY

- CONNECTIONS
- RETAIL
- LEISURE
- NATURE
- EDUCATION



CONNECTIONS

- Wigton Station
- Carlisle
- M6
- Penrith



RETAIL

- The Lanes Shopping Centre
- Co-op Food Store
- Lidl



LEISURE

- Wigton Swimming Pool



NATURE

- Lake District National Park
- Solway Coast
- Caldbeck Fells
- North Pennines



EDUCATION

- Nelson Thomlinson School
- Thomlinson Junior School
- Wigton Infant School

A596



LAKE DISTRICT NATIONAL PARK, 10.3 MILES



CARLISLE, 11.3 MILES

WOOLNER BROOK, WIGTON BELONG HERE



Disclaimer: Distances are approximate and may vary depending on method of travel.



At Persona not only do we design our houses to complement their surroundings, we also like to give our developments a name that relates to their locations too. Driving through Wigton you cannot miss its famous pink fountain, right at the heart of it all in the middle of Market Place.

The fountain was erected in 1872 in memory of Eliza Moore, wife of George Moore, a local merchant and philanthropist. The bronze reliefs on the fountain are carved by Pre-Raphaelite sculptor, Thomas Woolner.

ON YOUR DOORSTEP

Our variety of homes at Woolner Brook offer something for everyone. Are you a growing family looking for that extra space, or a first time buyer searching for a great starter home, or maybe you are a couple who are looking for a peaceful haven with amenities within easy reach? Whatever you are searching for, you can find it here.



Hidden gems

OFF TO A GREAT START

You can be comfortable in the knowledge that your children will be provided with a high standard of education. The local Wigton Infant School and Nelson Thomlinson Secondary School are proud owners of an Ofsted Outstanding rating*, whilst the other schools in the area are also rated as Good, giving your youngsters the start in life they deserve.



THE GREAT OUTDOORS

Get out and about and explore the beautiful scenery and pretty villages in the Lake District National Park which is right on your doorstep. Whether you are climbing the highest hills or cruising on one of the many lakes, you cannot fail to be impressed by all that Mother Nature has to offer in this part of the world. The Solway coast is also on your doorstep, breathe in the sea air and marvel at the stunning views. There is so much to explore in this area.



SOAK IT ALL IN

As well as being the perfect place to enjoy many outdoor activities, the surrounding area is soaked in history and culture. Explore ancient Roman forts and follies, follow the footsteps of Wordsworth and Beatrix Potter or nose around castles and museums – there is plenty to keep you occupied.



WANT FOR NOTHING

Wigton is home to a variety of shops and a regular market is held in the town centre. The Lanes shopping centre in nearby Carlisle has a great selection of high street stores and supermarkets. If you are looking for something more traditional, the surrounding villages are stacked to the brim with arts and crafts – the hardest bit is choosing what to buy!

PART OF THE BIGGER PICTURE

Wigton has its own rail station and is on the Cumbrian Coastal Line which runs from Carlisle to Barrow-in-Furness, meaning that exploring the Lake District, Carlisle and further afield is as easy as anything. You can even be in Glasgow in just over two hours!

THE CHOICE IS YOURS, FROM CHOOSING A HOUSE THAT FITS, TO ALL THE LITTLE EXTRAS THAT MAKE IT HOME.



Make it your own

Every individual room in each of our Persona homes exudes quality. Our specification has been carefully chosen with your lifestyle in mind, focusing on all the little details that make a home extra special. We want you to enjoy every element of your home for many, many years to come. That's why we offer a high specification as standard.

By providing you with a breakdown of all the different choices you may make, you will begin to picture how you can customise your home to suit you. You will be able to view our samples with your Persona host in our Marketing suite helping you to make your perfect choice.



Home specification

HOUSE TYPE

MAKE/RANGE	FITTING	PRODUCT	Athena	Minerva	Beatrice	Gem	Sovereign	Empress	Valentine	Hector	Alexandra	Stella	
Zanussi	Kitchen appliances	Single oven (ZOB35471XK)	✓	✓	✓	✓	✓	✓	✓	-	-	-	
		Double oven (ZOD35661XK)	-	-	-	-	-	-	-	✓	✓	✓	
		Ceramic 60cm gas hob (Z6114OK)	✓	✓	✓	✓	✓	✓	✓	-	-	-	
		Ceramic 75cm 5 burner gas hob (ZGH75524XX)	-	-	-	-	-	-	-	✓	✓	✓	
		Stainless steel cooker hood (ZHI60151G)	✓	✓	✓	✓	✓	✓	✓	-	-	-	
		Curved glass cooker hood (ZHC9235X)	-	-	-	-	-	-	-	✓	✓	✓	
		Integrated fridge freezer (ZBB28441SV)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Dishwasher (ZDT21006FA)	●	●	●	●	✓	✓	✓	✓	✓	✓	
		Integrated washer/dryer (ZWT71201WA)	✓	✓	●	●	●	●	●	✓	✓	✓	
Cupboard choices		Woodbury - Anthracite, Basalt, Cashmere, Ivory, Platinum, White	○	○	○	○	○	○	○	○	○	○	
		Plaza - Cashmere, Cobble Grey, Mussel	○	○	○	○	○	○	○	○	○	○	○
		Oregon - Cream, Dove Grey, White	○	○	○	○	○	○	○	○	○	○	○
		Cranbrook - Ivory, Platinum, Sage or Stone	●	●	●	●	●	●	●	●	●	●	●
Cupboard handles		Matt Nickel Handle (HPK671), Polished Chrome D Handle (HPK445), Chrome Chunky Bridge Handle (HPK640)	○	○	○	○	○	○	○	○	○	○	
		Brushed Nickel Bow Handle (HPK643), Satin Nickel Bow Handle (HPK433)	●	●	●	●	●	●	●	●	●	●	●
Worktops		40mm Laminate - Alpine White, Alaska, Copper Slate, Dark Ash, Everest Black, Natural Ash, Oak Block, Pastel Oak, Riverside Beige, Riverside Grey, Sandstone, Stella Mare, Tectonica, Turkish Marble	○	○	○	○	○	○	○	○	○	○	
		40mm Premium - Chalet Oak, Cinnamon, Cloudy Cement, Colmar Oak, Liberty Rock, Platinum Metallic, Volcanic Ash, Woodstone	●	●	●	●	●	●	●	●	●	●	●
		Earthstone - Glacier White, Gold Dust, Lava, Nordic Melange, Pastel Melange	●	●	●	●	●	●	●	●	●	●	●
Sink		Blanco Trim Tap Chrome finish	✓	✓	✓	✓	✓	✓	✓	✓	✓		
Tap		Blanco Classic Pro 6S-IF Stainless Steel	✓	✓	✓	✓	✓	✓	✓	✓	✓		

✓ Standard ● Upgrade / extra cost ○ Choice / no additional cost - Not available

HOUSE TYPE

MAKE/RANGE	FITTING	PRODUCT	Athena	Minerva	Beatrice	Gem	Sovereign	Empress	Valentine	Hector	Alexandra	Stella		
Twyford	White sanitaryware	Twyford's E100 Square Semi Recessed Basin 550x440 with single tap-hole, Twyford's "Signature" acrylic bath 1700x700mm (with handgrips), 2 tap holes, with matching bath panel and chrome chain and plug	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		
		Chrome towel warmer to bathrooms and en-suites (if applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Shaver sockets within en-suites	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	
		Full height tiling to 3 sides of the bath within family bathroom	○	○	○	○	○	○	○	○	○	○	○	
		Full height tiling to 3 walls within en-suite	-	○	-	-	○	○	○	○	○	○	○	
		Choose a colour for your home	○	○	○	○	○	○	○	○	○	○	○	
		White interior doors with satinwood finish and chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Outward opening French doors into rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Sockets and switches in a brushed chrome finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		LED downlighters	Within kitchen and family bathroom - click low energy in Satin Chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
			Within en-suite - click low energy in Satin Chrome	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓
		TV points in all living areas, master bedrooms, study rooms, kitchen and dining areas	Brushed Chrome	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
		Turfed front and rear gardens	Rolawn Medallion or Quicklawn Cultivated or similar approved standard	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
1.8m rear garden fencing	Timber, vertical with gap boarding and matching rear access gate - Dark Stain	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓			



Picture yourself at Woolner Brook

Every two, three and four bedroom home has been carefully designed with you and your family in mind. From the location, to the development layout, each piece has been thoughtfully put together to provide you with the best living experience.



ATHENA
2 bedroom bungalow



MINERVA
3 bedroom bungalow



BEATRICE
2 bedroom house



GEM
2 bedroom house



SOVEREIGN
3 bedroom house



EMPRESS
3 bedroom house



VALENTINE
3 bedroom house



HECTOR
4 bedroom house



ALEXANDRA
4 bedroom house



STELLA
4 bedroom house

Your bird's eye view



ATHENA
2 bedroom
bungalow



BEATRICE
2 bedroom
house



GEM
2 bedroom
house



MINERVA
3 bedroom
bungalow



EMPRESS
3 bedroom
house



SOVEREIGN
3 bedroom
house



VALENTINE
3 bedroom
house



ALEXANDRA
4 bedroom
house



HECTOR
4 bedroom
house



STELLA
4 bedroom
house



**RENTAL
PROPERTIES**

PHASE 2



ATHENA



Ground floor



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.

Athena is a perfect home for first time buyers or those looking to downsize. The open plan living and dining area is a great place for entertaining and is a real heart to the home. With two double bedrooms and a generous bathroom you will feel right at home the moment you enter the door.

This home is available as semi-detached.

Floor area (meters):

Kitchen/Dining/Living	7.64m x 3.83m
Master bedroom	3.91m x 3.20m
Second bedroom	3.27m x 3.20m
Bathroom	2.21m x 2.01m

2 bedroom bungalow

Total floor area: 70m²



MINERVA



Ground floor



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.

Could Minerva be the Persona home you choose? There is plenty of storage and the bright open plan living and dining area gives you room to entertain. With the added bonus of an en-suite to the master bedroom this home is perfect for family living.

This home is available as semi-detached or detached.

Floor area (meters):

Kitchen/Dining/Living	7.27m x 4.38m
Master bedroom	3.55m x 3.0m
En-suite	2.40m x 1.21m
Bedroom 2	3.63m x 3.12m
Bedroom 3	2.66m x 2.40m
Bathroom	2.22m x 2.0m

3 bedroom bungalow

Total floor area: 86m²



BEATRICE



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Beatrice is a must for the first time buyer. This lovely two bedroom home has a gorgeous open plan living and dining area, perfect for entertaining, and with French doors leading out to the garden those summer barbeques are already beckoning! Upstairs there are two large double bedrooms, which one will be yours?

Available as semi-detached or terraced.

Floor area (meters):

Kitchen/Dining	3.77m x 3.64m
Living area	4.94m x 3.11m
Master bedroom	4.94m x 3.11m
Second bedroom	3.77m x 2.83m
Bathroom	2.21m x 2.02m

Ground floor



First floor



2 bedroom house

Total floor area: 79m²



GEM



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Aptly named, Gem is a real discovery. This lovely home is a must for first time buyers with a fabulous open plan living and dining area, a real heart to the home. Upstairs there is plenty of space and storage, with two gorgeous double bedrooms offering you flexible spaces to make your own.

Floor area (meters):

Kitchen/Dining/Living	8.29m x 4.91m
Master bedroom	4.91m x 3.34m
Second bedroom	4.90m x 2.56m
Bathroom	2.21m x 2.0m

Ground floor



First floor



2 bedroom house

Total floor area: 79m²



SOVEREIGN



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If you are looking for a Persona home to entertain your guests with a large and versatile living and dining area, then look no further, Sovereign is the perfect choice for you! This house would suit a growing family with two lovely double bedrooms, a single, en-suite and a family bathroom, there is room enough for all.

Ground floor



First floor



Floor area (meters):

Kitchen/Dining	4.75m x 3.47m
Living area	6.04m x 3.16m
Master bedroom	3.47m x 2.69m
En-suite	2.30m x 1.25m
Bedroom 2	3.16m x 2.90m
Bedroom 3	3.05m x 2.60m
Bathroom	2.30m x 1.90m

3 bedroom house

Total floor area: 93m²



EMPRESS



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You cannot fail to be impressed with the Empress! This modern three bedroom home has lots to offer, with a versatile kitchen and dining area, a lovely large lounge and extra en-suite to the master bedroom. This is a great choice for a growing family looking for the space to do just that.

Available as semi-detached.

Ground floor



First floor



Floor area (meters):

Kitchen/Dining	5.36m x 3.56m
Living room	5.30m x 2.90m
Master bedroom	3.67m x 3.13m
En-suite	2.40m x 1.22m
Bedroom 2	3.87m x 2.90m
Bedroom 3	2.76m x 2.36m
Bathroom	2.14m x 1.90m

3 bedroom house

Total floor area: 93m²



VALENTINE

(available on Phase 2)



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We won't blame you if you fall head over heels in love with this house! Its unique design and versatile layout is perfect for those who love to entertain. The ground floor open plan living space with direct access out to the garden is sure to impress. The first floor is home to two lovely bedrooms and the family bathroom, while on the second floor the master bedroom not only has an en-suite but impressive storage space too!

Available as semi-detached.

Floor area (meters):

Kitchen/Dining/Living	7.44m x 5.19m
Master bedroom	5.12m x 4.06m
En-suite	2.43m x 1.25m
Bedroom 2	3.10m x 2.93m
Bedroom 3	2.94m x 2.35m
Bathroom	2.24m x 2.02m

3 bedroom house

Total floor area: 93m²

Ground floor



First floor



Second floor



HECTOR



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.

Looking for a large home with space to entertain as well as great sized bedrooms? Love open plan living and bright open spaces? Then look no further, Hector is the perfect home for you! We love this family home with its modern, flexible design and we think you will too.

Available as detached.

Floor area (meters):

Kitchen/Dining/Living	8.54m x 6.71m
Option 2: Kitchen/Dining	6.71m x 3.73m
Living room	4.81m x 3.69m
Master bedroom	3.81m x 2.69m
En-suite	2.45m x 1.25m
Bedroom 2	3.62m x 2.60m
Bedroom 3	3.88m x 2.62m
Bedroom 4	2.74m x 2.61m
Bathroom	2.22m x 1.96m

Ground floor



First floor



4 bedroom house

Total floor area: 115m²



ALEXANDRA

(Available on Phase 2)



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.

This lovely and spacious home is your perfect choice if you are looking for a great open plan living and entertaining space, large bedrooms and generous storage. Perfect for family living, the Alexandra is a lot of home with a lot to offer and one to be proud of.

Available as detached.

Floor area (meters):

Kitchen/Dining	4.61m x 2.50m
Living area	4.74m x 3.57m
Master bedroom	3.56m x 3.11m
En-suite	2.45m x 1.27m
Bedroom 2	4.05m x 3.06m
Bedroom 3	3.65m x 3.06m
Bedroom 4	3.57m x 2.25m
Bathroom	2.45m x 2.2m

Ground floor



First floor



4 bedroom house

Total floor area: 136m²



STELLA



Disclaimer: Images and CGIs are for illustrative purposes only and are correct at time of print.

Stella, a home filled with extras! Not only is there a lovely open plan kitchen and dining area with doors leading out to the garden, we have also added a utility and a snug, ensuring there is plenty of room for both entertaining and relaxing. The generous space is continued upstairs with three double bedrooms, a single, an en-suite and a bathroom – a stellar choice for a growing family.

Floor area (meters):

Kitchen/Dining/Living	7.12m x 3.88m
Option 2: Kitchen/Dining	7.95m x 3.01m
Snug	2.79m x 2.40m
Utility	1.70m x 1.62m
Living room	4.11m x 2.77m
Master bedroom	4.38m x 2.63m
En-suite	2.40m x 1.25m
Bedroom 2	3.98m x 2.77m
Bedroom 3	3.20m x 2.70m
Bedroom 4	3.20m x 2.77m
Bathroom	2.29m x 2.02m

Ground floor



First floor



4 bedroom house

Total floor area: 115m²

Any floor plans are a general outline of the layout of the property for guidance only. All measurements are approximate and may vary and any intending purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Dimensions shown are not intended to be relied upon for installation of appliances or items of furniture or otherwise.

FROM THE MOMENT YOU FIRST
CONNECT WITH PERSONA,
YOU BECOME OUR TOP PRIORITY.

We make it personal

Our aim is to make your home buying experience enjoyable. We understand that buying a new home is a big deal and we know that it's not always plain sailing.

That's why our approach is a little different. We know that the key to a happy move is clear and regular communication. Keeping you updated throughout the process eliminates frustration and anxiety.

As soon as you make contact with Persona you will be appointed a host. Your Persona host will guide you through the initial consultation process. They'll show you around one of our beautifully appointed show homes, helping you choose a home that is fit for your family and your budget.

And, if you have any questions to do with the buying process, they will be on hand to help.

Once you decide to reserve your Persona home, we'll introduce you to your own Experience host. Your host will support you from reservation to completion and beyond.

They'll help you choose your paint colour and personal touches. They even provide guidance on the latest trends in home décor to ensure you make the right choices to suit your lifestyle.

Your Persona experience is our top priority. That's why we make it personal.





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