

**Oakmere**[®]
CREATING QUALITY HOMES



Abbey Heights

BARROW-IN-FURNESS



Welcome to Abbey Heights.

Experience life in a beautiful environment.

At Abbey Heights, Oakmere has created an inspirational environment for modern living. A place of green open spaces, innovative planning and exceptional build quality. Every care has been taken to create a real sense of community, with outstanding three, four and five bedroom homes offering all the benefits of a modern, aspirational lifestyle in a truly unique setting. Abbey Heights will change your view of everything modern living can be.

For over 35 years, Oakmere has been creating quality homes in welcoming, beautifully landscaped communities across Cumbria, Lancashire and the Ribble Valley, sourcing the best locations, using the finest sourced local materials and placing energy efficient design at the heart of every home. At Abbey Heights, everything has come together perfectly, giving you the space and freedom to enjoy life to the full.

Elegant features

From the moment you enter an Oakmere home you will be greeted with spacious open plan living and an array of signature design features.

Our homes radiate light and space further enhanced by stylish bi-fold doors, and beautiful bay fronted windows, bringing the outdoors in, and creating a seamless link to your garden and the great outdoors.*



Our innovative approach to open plan living starts with a stylish, individually designed LEICHT kitchen. Our flexible specification offers you a choice of classic and contemporary styles and finishes, with integrated 'A' rated NEFF appliances, polished Quartz worktops with matching 100mm upstands (made up of more than 90% natural quartz) with drainer grooves set into the surface for the undermounted sink. These stunning worktops create the perfect finishing touches to your award-winning LEICHT kitchen.*

Designed with luxury in mind our bathrooms and en-suites feature superb detail: spacious walk-in showers, heated illuminated mirrors, wall hung vanity basin units, effortlessly stylish ceramics by Johnson Tiles and high quality fittings from brands including Roca, Bristan and Deva, creating a perfect sanctuary for relaxation.*

*The specification relates to the majority of plots and is dependent on house type design. Please speak with our New Homes Advisor for more information.

Style & quality

Over the years, we've built an outstanding reputation for delivering exceptional quality, high specification homes.

At Abbey Heights our homes are elegantly designed with attractive exteriors showcasing locally sourced stone and natural slate roofs. From spacious driveways and generous gardens to outstanding living spaces, you'll enjoy all the benefits of a truly modern lifestyle.

We work with a network of trusted local partners and award-winning teams to deliver modern building techniques to ensure every home at Abbey Heights is built to the highest standards.



Energy efficient Design

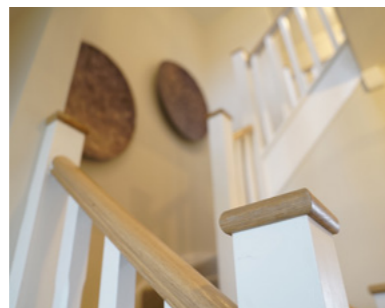
LEICHT

NEFF

BRISTAN

JOHNSON-TILES

Roca



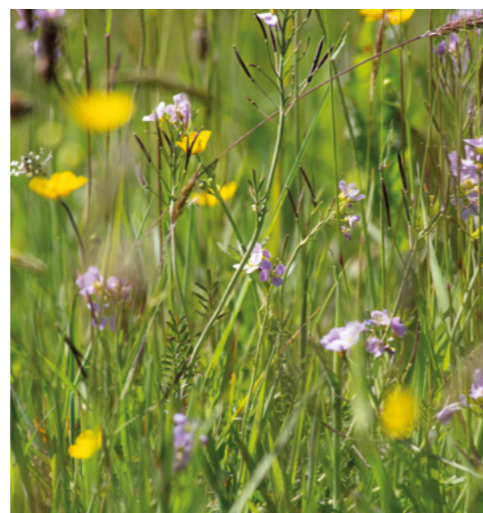
All our homes are energy efficient, reassuringly airtight and highly insulated, with low energy lighting and high-efficiency integrated appliances designed to keep all your heating, water and electric costs under close control.

- High performance insulation throughout
- A+ rated gas central heating boiler
- Programmable heating with dual zone controls
- NEFF kitchen appliances up to A++ rated
- Energy saving double glazed uPVC windows manufactured to 'A' rated standard
- PIR external motion sensor lighting to front and rear doors
- Low energy lighting and LED downlights

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Perfectly placed to enjoy a modern lifestyle.

Abbey Heights combines a wider community vision with well-connected, easy commuting convenience. Situated on the leafy outskirts of Barrow-in-Furness, it's ideally located for active lifestyles and outdoor exploring. The spectacular landscape and abundant walking and sailing attractions of the Lake District National Park are easily accessible, as are the nature reserves of South Walney and Southscale Haws.



Besides being referred to as the gateway to the Lakes, the town is also perfectly placed for shopping and family days out. The area boasts excellent local schools, retail and leisure parks, a multiplex cinema and The Forum, a thriving theatre, media and arts centre, while the bustling market town of Ulverston is also close by.

As the name suggests, our development derives its name from the magnificent remains of Furness Abbey, a glorious landmark recognised as one of England's most iconic Cisterian monasteries. Elsewhere, The Dock Museum takes families on a fascinating tour of the area's proud seafaring heritage from warring Vikings to warships, while Piel Island is home to Piel Castle, the remnants of a 14th Century motte and bailey stronghold.



Welcome to Taylor's Meadow

The inclusion of a meadow takes Abbey Heights to a different level.



Abbey Heights represents an ecological evolution in the way housing developments are designed and conceived. From the start, our aim was to achieve something of lasting environmental value, by taking the unusual step of including Taylor's Meadow within our boundary. This artist's impression reveals the sheer scale of our landscaping ambition for this delightful 18-acre meadow adjacent to Abbey Heights, which derives its name from local farmer and vendor, John Taylor. The meadow itself has a rich environmental heritage.

Appearing on the earliest ordnance survey maps from 1850 onwards, it has been largely untouched and preserved for well over 170 years. The boundary hedge lines have real historic significance and provide a fitting backdrop for the sensitive planting and landscaping which will conserve the integrity of our surroundings for future generations.



An aspirational lifestyle in an inspirational setting.



With the imaginative inclusion of Taylor's Meadow, Abbey Heights represents a truly outstanding environment for modern living. A place where green open spaces meet open plan design, combining the great outdoors with a greater indoors. Traditionally, house design has been very much about looking inwards, focusing on room layout and specification. But what makes Abbey Heights so exceptional is the way we have also looked outwards, blending our development seamlessly into its surroundings by extending the scope of conventional development planning with the sensitive rewilding of Taylor's Meadow. Every element of our environment has been thoughtfully planned and carefully designed to preserve wildlife habitats and enable fauna and flora to flourish.



A dream home for you. A natural habitat for them.

Wherever you look, our passion for natural landscaping on a grand scale and vision of a greener lifestyle has been perfectly realised. By placing conservation at the heart of our planning, the intention is to create a lasting legacy which will be enjoyed for many generations to come. Our focus on preserving the area's natural eco-diversity and making our adjoining meadow a green and welcoming community space, will ensure that Abbey Heights is the perfect home for you and a safe haven for local wildlife.

Whatever the season, nature lovers will feel instantly at home, with mature trees and historic hedgerows attracting oystercatchers, swifts, sparrowhawks, tawny owls, foxes and badgers.

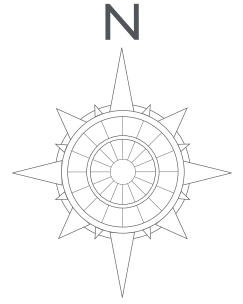




Abbey Heights

BARROW-IN-FURNESS

DEVELOPMENT LAYOUT Phase Three



HOUSE TYPES



RUSLAND
3 bedroom detached bungalow



GLENRIDDING
4 bedroom detached house



WASDALE
4 bedroom detached house



GRASMERE
4 bedroom detached house



KESWICK
5 bedroom detached house



GOWAN
4 bedroom detached house



PATTERDALE
4 bedroom detached house



ENNERDALE
4 bedroom detached house

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The Ennerdale is an impressive and exquisitely designed family home with four bedrooms and a garage attached.

From the moment you step inside, you will be greeted by the elegant and roomy living spaces.

The award winning LEICHT kitchen is fully integrated with NEFF appliances and includes generous breakfast and dining areas. Beautiful bi-fold doors open up to a private patio and garden area. Additionally, there is a spacious lounge with a striking bay window, as well as a study, cloakroom, and utility room on the ground floor.

Upstairs on the first floor are four generously sized bedrooms. The master bedroom boasts an en-suite shower room for added convenience. Completing this level is a luxurious family bathroom that features both a separate bath and shower area for ultimate relaxation.

The Ennerdale

Ground Floor



Kitchen/Family/Diner	10.40m x 3.81m (max)
Lounge	4.55m x 4.32m (max)
Utility	2.25m x 1.68m
Garage	3.17m x 6.25m (max)

First Floor



Master Bedroom	4.54m x 4.29m (max)
En-Suite	1.86m x 3.35m (max)
Bedroom 2	4.56m x 3.65m (max)
Bedroom 3	3.47m x 3.98m (max)
Bedroom 4	3.59m x 2.61m (max)
Bathroom	2.25m x 2.56m (max)

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The Keswick is an impressive residence with five bedrooms, offering a luxurious lifestyle.

Upon entering the ground floor, you are greeted by a welcoming hallway that leads to a stunning lounge, utility room, cloakroom, and spacious integral garage.

The kitchen/family/diner spans the entire width of the property and features elegant bi-fold doors that open onto a private patio and garden area. The LEICHT kitchen is a standout feature of this home and includes integrated NEFF appliances. The kitchen also boasts a generous island with a breakfast bar for entertaining guests.

Moving up to the first floor, you will find five well-proportioned bedrooms along with luxurious family bathroom. The master bedroom is particularly noteworthy as it offers both a walk-in dressing room and an expansive en-suite shower room. Additionally, the second bedroom enjoys its own private en-suite shower room.

Overall, the Keswick promises an exceptional living experience with its thoughtful design elements and high-quality finishes throughout.

The Keswick



Ground Floor

Kitchen/Family/Diner	12.36m x 4.34m (max)
Lounge	3.64m x 6.18m (max)
Utility	1.65m x 2.56m
Garage	4.58m x 5.28m



First Floor

Master Bedroom	3.62m x 4.17m
En-Suite 1	2.13m x 2.66m (max)
Dressing Room	1.58m x 1.90m
Bedroom 2	4.76m x 3.49m (max)
En-Suite 2	1.92m x 1.90m
Bedroom 3	3.64m x 3.77m (max)
Bedroom 4	3.45m x 4.05m (max)
Bedroom 5	2.83m x 4.05m (max)
Bathroom	2.62m x 2.66m (max)

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The Patterdale is an impressive four-bedroom detached home that offers a spacious and well-designed layout.

As you enter on the ground floor, you'll find a welcoming hallway that leads to a large lounge with a stunning bay window.

The award winning LEICHT kitchen, comes fully equipped with integrated NEFF appliances and includes a breakfast bar. French doors in the open plan family/dining area effortlessly connect to the rear garden and patio, creating seamless indoor-outdoor living. Additional features on this level include a separate utility room, cloakroom, and an integral garage.

Moving up to the first floor, you'll discover four generously-sized bedrooms. The master bedroom boasts an en-suite shower room for added convenience and privacy. Completing this floor is a luxurious family bathroom featuring both a separate bath and shower.

With its thoughtful design and high-end finishes throughout, the Patterdale is truly an exceptional choice for families looking for their dream home.

The Patterdale

Ground Floor



Kitchen/Family/Diner	9.97m x 5.50m (max)
Lounge	4.15m x 4.56m (max)
Utility	2.01m x 2.01m (max)
Garage	3.18m x 5.01m

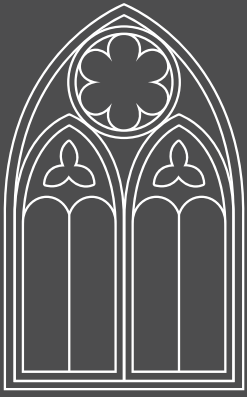
First Floor



Master Bedroom	4.15m x 3.17m
En-Suite	2.09m x 2.35m (max)
Bedroom 2	3.49m x 3.47m (max)
Bedroom 3	3.68m x 3.78m (max)
Bedroom 4	3.38m x 2.78m
Bathroom	2.59m x 2.78m (max)

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Abbey Heights



The Gowan

Four bedroom detached house



The Gowan

The Gowan is a sophisticated family home with four bedrooms and a garage that is connected to the main house.

Starting from the entrance hall, there is a generous lounge with an attractive bay window, as well as a separate dining room/second lounge. The open plan award-winning LEICHT kitchen with integrated NEFF appliances, includes a family/dining area that leads out to the rear garden through stylish bi-fold doors. The ground floor also features a cloakroom, utility room, and an attached garage.

Upstairs, the master bedroom offers an en-suite bathroom with modern fixtures such as a walk-in shower and its own dressing room. Additionally, there is another luxurious family bathroom along with three more bedrooms for added convenience.



Ground Floor

Kitchen/Family/Diner	7.67m x 5.19m (max)
Dining Room/Second Lounge	4.83m x 4.67m (max)
Lounge	3.62m x 6.06m (max)
Utility	3.00m x 2.13m
Garage	3.20m x 5.39m



First Floor

Master Bedroom	3.62m x 4.67m (max)
En-Suite	2.39m x 1.57m
Dressing Room	1.94m x 1.91m
Bedroom 2	3.74m x 4.67m (max)
Bedroom 3	4.07m x 3.66m (max)
Bedroom 4	3.48m x 2.58m
Bathroom	2.39m x 2.62m

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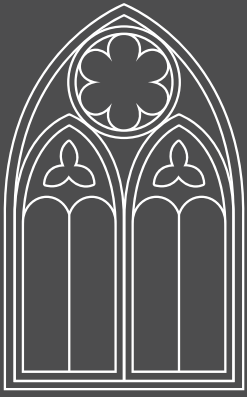
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Abbey Heights



The Wasdale

Four bedroom detached house



The Wasdale

This stunning family home is a four-bedroom detached property, boasting an integral garage and private driveway.

The ground floor provides ample space, including a generously sized living room with an attractive bay window, a cloakroom, utility room, and an award-winning LEICHT kitchen equipped with integrated NEFF appliances. Additionally, there is an open-plan family/dining area that seamlessly connects to the kitchen. French doors lead out to a private patio and enclosed rear garden.

Moving upstairs, there is a spacious master bedroom accompanied by an indulgent en-suite shower room. Additionally, on this floor you will find three more well-proportioned bedrooms along with a contemporary family bathroom featuring both a bath and separate shower for your convenience.

With its elegant design and desirable features throughout, this home provides everything your family needs for comfortable living in style.



Ground Floor

Kitchen/Family/Diner	7.85m x 2.84m (max)
Lounge	3.36m x 5.19m (max)
Utility	1.62m x 1.96m
Garage	2.81m x 4.93m (max)



First Floor

Master Bedroom	3.36m x 4.37m (max)
En-Suite	1.78m x 2.15m (max)
Bedroom 2	4.05m x 2.84m (max)
Bedroom 3	3.38m x 3.03m (max)
Bedroom 4	3.68m x 2.85m (max)
Bathroom	3.03m x 2.19m (max)

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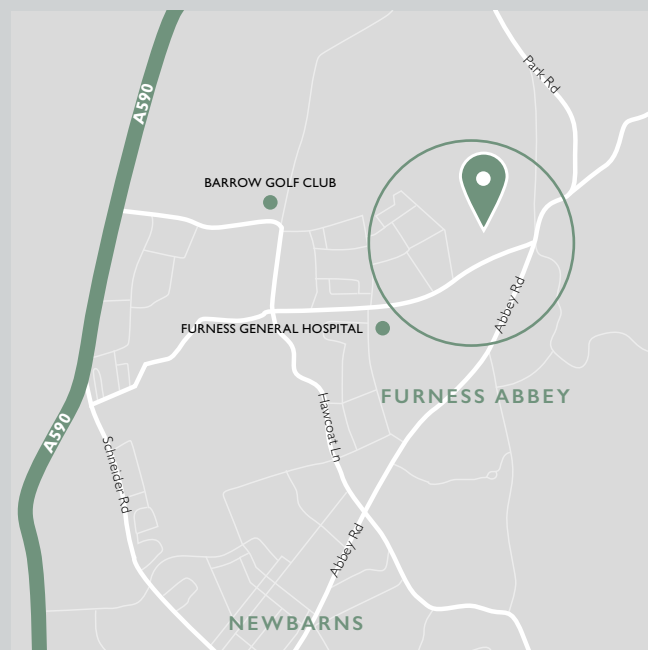
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How to find us.



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