



**Oakmere**<sup>®</sup>  
CREATING QUALITY HOMES



**Ghyll Manor**  
KENDAL, CUMBRIA



# Welcome to Ghyll Manor

The perfect setting for aspirational living

Set against the picturesque backdrop of Kendal's Scout Scar, and with The Lake District National Park on your doorstep, our beautiful new development Ghyll Manor represents a truly remarkable environment for modern living.

For over 35 years, Oakmere has been creating quality homes throughout Cumbria, Lancashire and the Ribble Valley and in that time, we've established a renowned reputation. Oakmere is recognised for its luxury, quality and elegance. We source the best locations, using the finest locally sourced materials and placing energy efficient designs at the heart of every home.



What makes Ghyll Manor so exceptional is the way we have blended our development seamlessly into its surroundings. Every element of our planning and design has been carefully and thoughtfully planned out to help wildlife habitats to flourish.

Every care has been taken to create a real sense of community, with inspirational three, four and five bedroom detached homes offering all the benefits of an outstanding lifestyle in a truly unique setting.

Our developments reflect our vision of green open spaces, innovative planning and exceptional build quality for future generations to come.





# Signature design 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.

Designed with light and space in mind, our luxurious homes are further enhanced with stylish bi-fold/French doors and beautiful bay fronted windows, allowing maximum natural light to flow freely and easily throughout your home and creating a seamless link to the great outdoors.\*



At Ghyll Manor, our homes come with individually designed German manufactured LEICHT kitchens, and integrated NEFF appliances. As one of Germany's leading manufacturers they are renowned for their strength, individuality, high quality and contemporary designs.

The vast colour palette within the LEICHT range allows you to be as adventurous with colours and textures as you wish... with endless possibilities which will result in a well designed and installed kitchen that you will love for years to come.

\*The specification relates to the majority of plots and is dependent on individual house type designs. 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 Ghyll Manor, our homes are elegantly designed with attractive locally sourced natural limestone exteriors and natural slate roofs, along with spacious driveways with garages and generous gardens to outstanding living spaces. You'll enjoy all the benefits of a truly modern lifestyle.

Our luxurious bathrooms and en-suites feature superb details; spacious walk-in showers, LED heated illuminated mirrors, wall hung vanity units, stylish ceramics by Johnson Tiles, and high quality fittings from brands including Roca, Britan and Deva, creating a perfect haven to relax and unwind.\*



LEICHT

NEFF

BRISTAN

JOHNSON-TILES

Roca



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# Energy efficient *Design*

As well as being sustainable, our homes are energy efficient, reassuringly airtight, and highly insulated. With low energy lighting and high-efficiency integrated appliances, our homes will save you money and you'll be helping the environment as a new build property is greener and more economical to run.

- 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



Ghyll Manor is ideally located for plentiful doorstep walks. From Underbarrow Road, you are a short stroll away from both Cunswick Scar and Scout Scar, these well walked paths are lined with limestone scree, heather, juniper, and bilberry bushes. On reaching the summit you will be greeted by the unsurprisingly named Mushroom topped viewpoint, complete with topographical identification of the surrounding fells with one of the most outstanding 360-degree panoramic views on offer including the dominant Lakeland peaks, Kent estuary and the Yorkshire Dales.

Another popular walk is from Brigsteer Road across the Old Kendal Racecourse, this mile long course was created by subscription in the 1800s, with money being raised by wealthy locals and the remains of the course are still visible in various places today.

Besides being often referred to as 'The Gateway to the Lakes', Kendal is the perfect base to explore the South Lakes.

This charming town nicknamed as "The Auld Grey Town", is steeped in history and surrounded by spectacular landscapes and an abundance of walks. The town itself boasts a great range of shops, bars and restaurants offering a warm and welcoming atmosphere, for locals and visitors alike.

Just a stone's throw away from Ghyll Manor is Greenside Lime Kilns, an ancient monument that was used for lime burning in the 18th century. You can visit the site today and find out more about the kiln and the lime burning industry from which Kendal thrived.





# Ghyll Manor



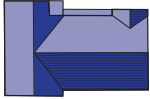
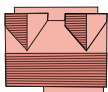


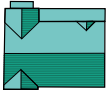
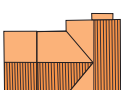



KENDAL

## DEVELOPMENT LAYOUT

### Phase Three



### HOUSE TYPES

	WASDALE 4 bedroom detached house		GRASMERE 4 bedroom detached house		BASSENTHWAITE 4 bedroom detached bungalow		LANGDALE 5 bedroom detached house
	WASDALE (S) 4 bedroom split level detached house		GRASMERE (S) 4 bedroom split level detached house		KESWICK 4 bedroom detached house		GLENRIDDING 4 bedroom detached house
	KIRKSTONE 4 bedroom detached house		GRANGE 5 bedroom detached house		CONISTON (S) 5 bedroom split level detached house		

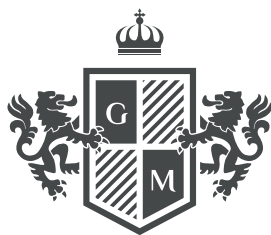
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# Wasdale

FOUR BEDROOM DETACHED HOUSE



# Ghyll Manor

KENDAL, CUMBRIA

# The Wasdale

An elegant four bedroom detached family home complete with integral garage and private driveway.

The ground floor accommodation offers a spacious lounge with feature bay window, cloakroom, utility room and fully integrated award winning LEICHT kitchen with open plan family / dining area. Beautiful French doors

open onto the private patio and enclosed rear garden.

The first floor features a spacious master bedroom with large luxurious en-suite shower room; completing the first floor is a modern family bathroom with separate bath and shower, and three further good sized bedrooms.

## GROUND FLOOR

Kitchen/Family/Diner	7.80m x 2.82m
Lounge (max)	3.31m x 5.16m
Utility	1.60m x 1.96m
Garage (max)	2.78m x 4.90m

## FIRST FLOOR

Master Bedroom (max)	3.31m x 4.35m
En-Suite (max)	1.77m x 2.13m
Bedroom 2	3.37m x 2.82m
Bedroom 3 (max)	3.36m x 3.00m
Bedroom 4	3.01m x 2.83m
Bathroom (max)	3.01m x 2.19m



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# Wasdale (S)

FOUR BEDROOM SPLIT LEVEL DETACHED HOUSE



# Ghyll Manor

KENDAL, CUMBRIA

## The Wasdale Split Level

An elegant four bedroom split level detached family home complete with integral garage and private driveway.

The ground floor accommodation offers a spacious lounge with feature bay window, cloakroom, utility room and a fully integrated award winning LEICHT kitchen with open plan family / dining area. Beautiful French doors

open onto the private patio and enclosed rear garden.

The first floor features a spacious master bedroom with large luxurious en-suite shower room; completing the first floor is a modern family bathroom with separate bath and shower, and three further good sized bedrooms.

### GROUND FLOOR

Kitchen/Family/Diner (max)	7.80m x 2.82m
Lounge (max)	3.31m x 5.14m
Utility	1.60m x 1.88m
Garage (max)	2.78m x 4.90m

### FIRST FLOOR

Master Bedroom (max)	3.31m x 4.35m
En-Suite (max)	1.77m x 2.13m
Bedroom 2	3.37m x 2.82m
Bedroom 3 (max)	3.36m x 3.22m
Bedroom 4	3.01m x 2.83m
Bathroom (max)	3.01m x 2.19m



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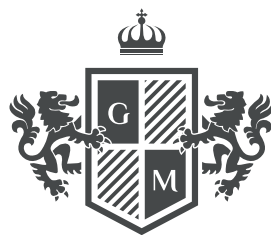
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# Grasmere

FOUR BEDROOM DETACHED HOUSE



# Ghyll Manor

KENDAL, CUMBRIA

# The Grasmere

A much sought after four bedroom detached house with integral garage.

The ground floor offers a spacious lounge with beautiful feature bay window, the fully integrated award winning LEICHT kitchen includes an open plan family / dining area with access to the rear garden via French doors. Completing the ground floor

accommodation is a cloakroom, utility room and integral garage.

Upstairs the exceptionally spacious master bedroom enjoys a modern en-suite with generous walk-in shower. The first floor also boasts a luxurious family bathroom with separate bath and shower, three additional bedrooms and store cupboard.

## GROUND FLOOR

Kitchen/Family/Diner (max)	6.54m x 5.60m
Lounge (max)	4.10m x 4.50m
Utility (max)	1.98m x 2.20m
Garage	3.16m x 6.35m

## FIRST FLOOR

Master Bedroom	4.10m x 3.65m
En-Suite (max)	2.09m x 2.33m
Bedroom 2 (max)	3.46m x 3.45m
Bedroom 3 (max)	3.69m x 2.74m
Bedroom 4 (max)	3.39m x 2.74m
Bathroom (max)	2.62m x 2.74m



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# Grasmere (S)

FOUR BEDROOM SPLIT LEVEL DETACHED HOUSE



# Ghyll Manor

KENDAL, CUMBRIA

## The Grasmere Split Level

A much sought after four bedroom split level detached house with private driveway and integral garage.

The ground floor offers a spacious lounge with beautiful feature bay window, the fully integrated award winning LEICHT kitchen includes an open plan family/dining area with access to the rear garden via French doors.

Completing the ground floor accommodation is a cloakroom, utility room and integral garage.

Upstairs the exceptionally spacious master bedroom enjoys a private en-suite with generous walk-in shower. The first floor also boasts a luxurious family bathroom with separate bath and shower, three additional bedrooms and store cupboard.

### GROUND FLOOR

Kitchen/Family/Diner (max)	6.80m x 6.20m
Lounge (max)	3.89m x 4.51m
Utility	1.96m x 1.67m
Garage	3.16m x 6.35m

### FIRST FLOOR

Master Bedroom (max)	4.10m x 3.74m
En-Suite (max)	2.12m x 2.35m
Bedroom 2 (max)	3.21m x 3.45m
Bedroom 3	3.61m x 2.79m
Bedroom 4	3.39m x 2.79m
Bathroom (max)	2.44m x 2.79m



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# Kirkstone

## 4 BEDROOM DETACHED HOUSE

The Kirkstone is an aspirational four bedroom detached house showcasing the very best of modern day living, with private driveway and attached garage.

A generous hallway leads to an impressive lounge, study, utility and cloakroom. The spacious open plan fully fitted award winning LEICHT kitchen with family / dining area enjoys modern bi-fold doors leading to the private patio and enclosed rear garden, an ideal space for entertaining family and friends.

Upstairs the spacious master bedroom comes complete with a sizeable walk-in wardrobe and a superb en-suite shower room; a further three generous sized bedrooms and luxurious family bathroom complete the first floor.

### GROUND FLOOR

**Kitchen / Family / Diner (max)**  
8.50m x 2.74m

**Lounge**  
3.37m x 5.05m

**Study (max)**  
2.89m x 1.69m

**Utility (max)**  
1.66m x 1.87m

**Garage**  
2.48m x 5.72m



### FIRST FLOOR

**Master Bedroom (max)**  
3.72m x 3.19m

**En-Suite**  
1.40m x 2.73m

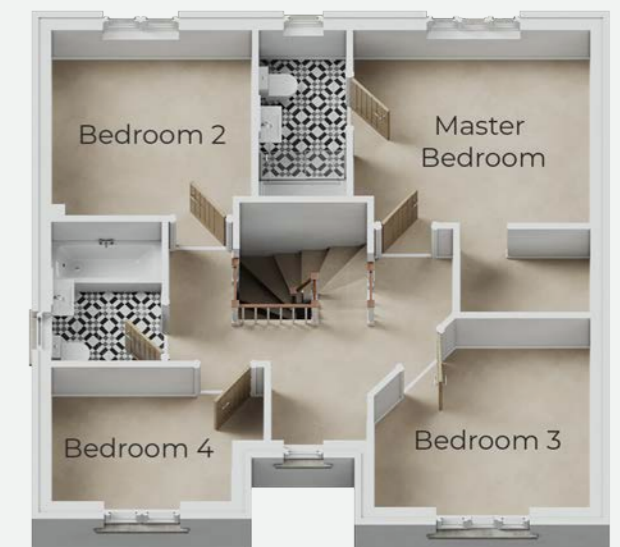
**Dressing Area**  
2.03m x 1.37m

**Bedroom 2 (max)**  
3.15m x 3.06m

**Bedroom 3 (max)**  
3.37m x 3.11m

**Bedroom 4 (max)**  
3.33m x 2.20m

**Bathroom**  
1.71m x 2.30m



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Elevational treatments may vary to those shown, please speak to our New Homes Advisor for the details regarding individual plot specifications.



# Grange

## 5 BEDROOM DETACHED HOUSE

An elegant and tastefully designed five bedroom detached family home with large integral garage and private driveway.

The ground floor offers a generous sized lounge, study, utility room, cloakroom and storage cupboard. The fully integrated award winning LEICHT kitchen enjoys an open plan family / dining area, creating an ideal space for entertaining family and friends.

Bi-fold doors seamlessly connect the open plan family / dining area to the private patio and garden area.

Upstairs boasts five generously sized bedrooms, with the master bedroom enjoying a private dressing area and en-suite with large walk-in shower; completing the first floor is a luxurious family bathroom with separate bath and shower.

### GROUND FLOOR

**Kitchen / Family / Diner (max)**  
7.49m x 3.70m

**Lounge**  
3.35m x 4.72m

**Study**  
1.83m x 1.60m

**Utility**  
1.83m x 1.88m

**Garage**  
3.22m x 7.27m



### FIRST FLOOR

**Master Bedroom**  
3.32m x 3.99m

**Dressing Area (max)**  
3.59m x 1.84m

**En-Suite**  
3.32m x 1.20m

**Bedroom 2**  
2.93m x 3.99m

**Bedroom 3 (max)**  
4.44m x 3.45m

**Bedroom 4**  
3.60m x 2.57m

**Bedroom 5**  
3.74m x 1.92m

**Bathroom (max)**  
2.23m x 3.06m



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# Coniston

## 5 BEDROOM DETACHED HOUSE

An elegant and tastefully designed split level five bedroom detached family home with large integral garage and private driveway.

The ground floor accommodation offers a generous sized lounge with a beautiful bay fronted window. The fully integrated award winning LEICHT kitchen comes complete with breakfast bar and open plan family / dining area, contemporary bi-fold doors allow easy access to the rear garden and patio area.

Completing the ground floor living space is a utility room and cloakroom

Upstairs boasts five bedrooms and a luxurious family bathroom. The generously sized master bedroom enjoys a walk-in dressing room and en-suite with a large walk-in shower; the second bedroom also includes a private en-suite shower room.

### GROUND FLOOR

Kitchen / Family / Diner (max)  
11.07m x 3.63m

Lounge (max)  
3.82m x 5.51m

Utility  
2.70m x 1.88m

Garage  
4.33m x 5.56m



### FIRST FLOOR

Master Bedroom (max)  
4.40m x 3.39m

En-Suite  
2.46m x 1.91m

Dressing Area  
1.83m x 1.91m

Bedroom 2  
3.82m x 4.68m

En-Suite 2  
2.61m x 1.94m

Bedroom 3  
4.40m x 3.03m

Bedroom 4  
3.50m x 2.90m

Bedroom 5  
3.34m x 1.78m

Bathroom  
2.70m x 1.90m



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# Langdale

## 5 BEDROOM DETACHED HOUSE

The Langdale is a superb and tastefully appointed home which features a spacious layout with an opulent finish.

The welcoming hallway, with grand central staircase, provides access to a generously sized bay fronted lounge. Also leading from the hallway is a bay fronted study, cloakroom, storage cupboard. The open plan family / diner features an impressive bi-fold door opening onto the rear garden and patio area. The fully integrated award winning LEICHT kitchen comes complete with

island breakfast bar; a separate utility room and large double garage can be accessed from the kitchen.

Upstairs the attractive galleried landing provides excellent circulation and leads to the five bedrooms and the main family bathroom which includes a walk-in shower and separate bath. The generously sized master bedroom enjoys a separate dressing room and en-suite with a large walk-in shower; bedroom 5 also benefits from its own en-suite shower room.



### GROUND FLOOR

Kitchen / Family / Diner (max)  
12.37m x 5.60m

Lounge (max)  
4.54m x 5.32m

Study (max)  
4.54m x 3.28m

Utility  
2.76m x 2.03m

Garage  
6.22m x 5.72m



### FIRST FLOOR

Master Bedroom (max)  
4.54m x 3.43m

En-Suite  
2.53m x 1.86m

Dressing Area  
1.46m x 1.86m

Bedroom 2 (max)  
4.10m x 3.54m

Bedroom 3 (max)  
4.54m x 2.92m

Bedroom 4  
3.69m x 3.30m

Bedroom 5 (max)  
4.70m x 3.54m

En-Suite 2  
1.40m x 2.19m

Bathroom (max)  
4.10m x 2.13m



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# Glenridding

## 4 BEDROOM DETACHED HOUSE

The Glenridding is an outstanding and stylish four bedroom family home, boasting a spacious layout throughout.

To the ground floor there is an entrance hallway, leading to the impressive lounge with feature bay window, the fully integrated award winning LEICHT kitchen with breakfast bar can also be accessed from the separate dining room. Bi-fold doors seamlessly connect the open plan family/breakfast area to the rear garden and patio;

a separate utility room, cloakroom and integral garage is accessed from the kitchen.

To the first floor there are four spacious bedrooms, study and large family bathroom with separate bath and walk-in shower. The generously sized master bedroom has a private en-suite with walk-in shower and separate dressing area, the second bedroom also includes a private en-suite with large walk-in shower.

### GROUND FLOOR

Kitchen / Family / Breakfast Area (max)  
10.17m x 4.26m

Lounge (max)  
4.04m x 6.54m

Dining Room  
3.65m x 3.40m

Utility  
2.14m x 1.94m

Garage  
4.05m x 5.39m



### FIRST FLOOR

Master Bedroom (max)  
4.16m x 4.04m

En-Suite  
2.63m x 1.83m

Dressing Area  
1.41m x 1.83m

Bedroom 2 (max)  
3.65m x 3.77m

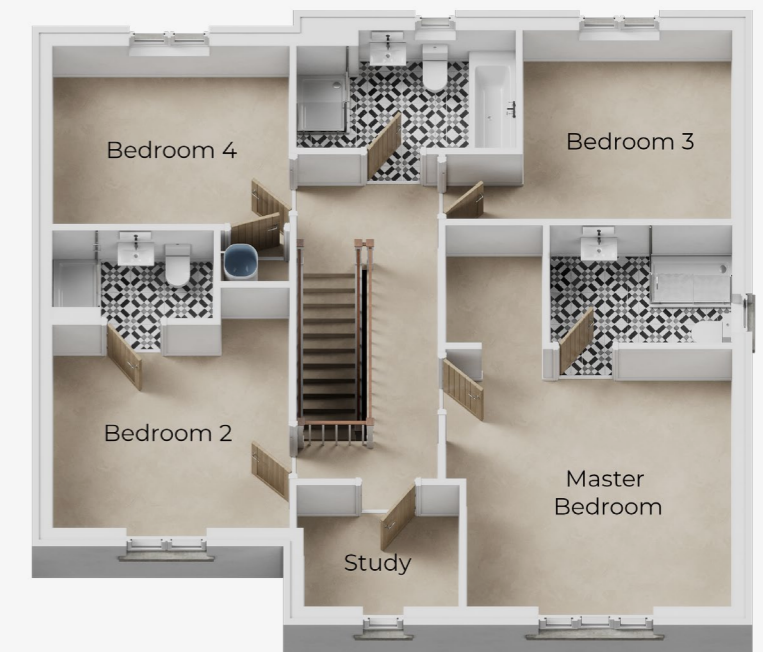
En-Suite 2 (max)  
2.39m x 1.40m

Bedroom 3 (max)  
4.16m x 2.92m

Bedroom 4  
3.65m x 2.74m

Study (max)  
2.10m x 1.90m

Bathroom  
3.17m x 1.80m



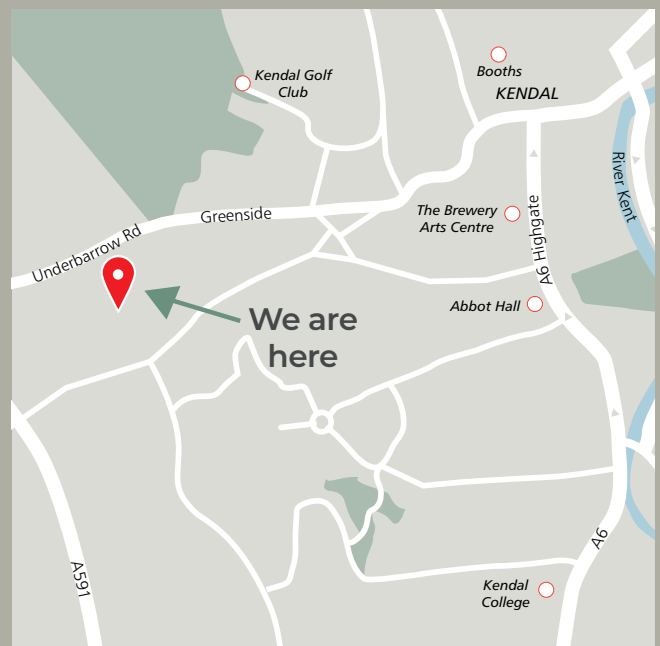
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## HOW TO FIND US



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