



Tantabank Gardens

DALTON-IN-FURNESS



Welcome to Tantabank Gardens



We are thrilled to introduce our exclusive range of luxurious homes to Dalton-In-Furness, a delightful town rich in history and surrounded by breathtaking scenery.

Tantabank Gardens presents a harmonious blend of exquisite homes and expansive open spaces, creating a truly captivating living environment.

By selecting Tantabank Gardens, you are choosing to be a part of a community where quality and attention to detail take centre stage. Our philosophy goes beyond mere construction; we strive to craft homes that fulfil your aspirations. Our unwavering dedication to excellence and customer satisfaction distinguishes us as dependable and forward-thinking developers.

For over four decades, Oakmere has built a distinguished reputation by creating exceptional homes across Cumbria and Lancashire.



At Tantabank Gardens, we take pride in our elegantly designed homes that contribute to creating beautiful street scenes. Our exteriors are thoughtfully crafted, incorporating stone accents that add to the overall charm of our properties. From spacious driveways with garages to generous gardens, our homes offer a multitude of benefits for a modern lifestyle.

Our latest development presents an exquisite range of two, three, and four-bedroom homes, exemplifying the epitome of aspirational living. Every home is carefully curated to provide an exceptional living experience.

We understand the importance of a well-designed home that complements its environment and take pride in creating a community that fosters a high standard of living while embracing the beauty of its natural surroundings.





Signature design features

When you step into an Oakmere home, you immediately experience the spaciousness of the open plan living areas and the unique design elements that set our homes apart.

With a focus on space and natural light, our luxurious homes are thoughtfully designed to maximize the flow of light throughout, connecting you seamlessly to the outdoors. This is achieved via stylish kitchen diners, modern Bi-fold/French doors, and beautiful bay-fronted windows.



At Oakmere, we believe that the heart of any home is the kitchen. That's why all our homes come with individually designed German manufactured kitchens, sourced from our trusted local partner, 'Lakeland Kitchens'. These kitchens are equipped with top-quality integrated NEFF appliances, ensuring that your culinary experiences are nothing short of exceptional. LEICHT kitchens are renowned for their strength, individuality, and contemporary designs, making them the perfect addition to our homes.

With a wide range of colours and textures available within the LEICHT range, you have the freedom to be as adventurous as you desire when designing your kitchen. Whether you prefer a bold, vibrant palette or a more subtle and sophisticated look, you can create a kitchen that reflects your personal style and will be cherished for years to come.

Please note that the specifications mentioned above apply to most plots and may vary depending on the individual house-type designs. For more detailed information, please consult with our knowledgeable New Homes Advisor who will be happy to assist you.

Style & quality

Indulge in the luxury of our meticulously designed bathrooms and en-suites; we pay attention to even the smallest details to create a haven where you can truly relax and unwind.

Picture yourself in a bathroom adorned with chrome heated towel rails, complemented by stylish ceramic and porcelain wall tiles. The superior fittings we use add a touch of sophistication to these private spaces.

It is important to note that the specifications mentioned above are applicable to the majority of our plots. However, please keep in mind that individual house-type designs may vary. For more detailed information, please speak with our New Homes Advisor.





Energy efficient *Design*

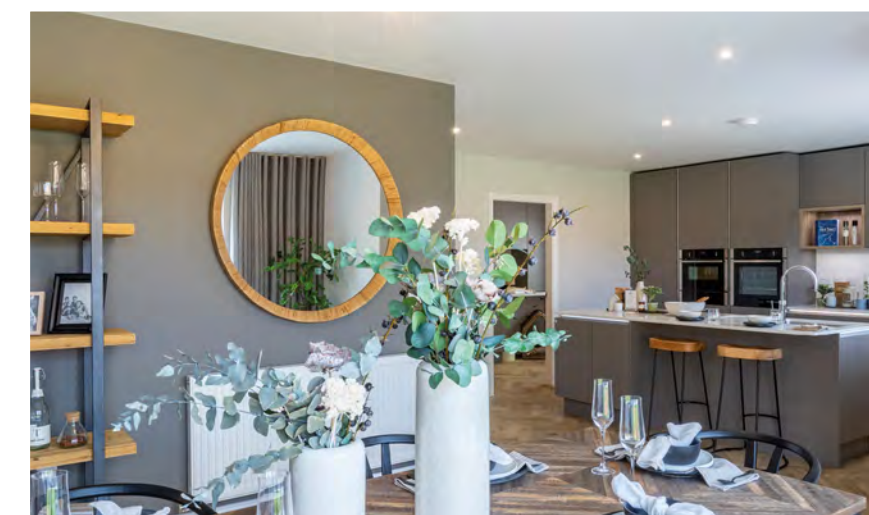
Our homes are sustainable and energy efficient, providing a sense of security with their airtightness and exceptional insulation. By incorporating low-energy lighting and high-efficiency integrated appliances, our homes not only help you save money but also contribute to a greener environment.

Compared to older properties, new build homes are more environmentally friendly and cost-effective to maintain.

- Exceptionally efficient and sustainable
- Optimal insulation throughout
- Solar PV panels or air source heat pumps
- Water-saving showers and taps
- Wastewater heat recovery showers
- Programmable heating with dual-zone controls
- Smart electric vehicle charging point

- Energy-saving double glazed uPVC windows manufactured to 'A' rated standard
- Passive infrared (PIR) external motion sensor lighting for front and rear doors
- Low-energy lighting and LED downlights

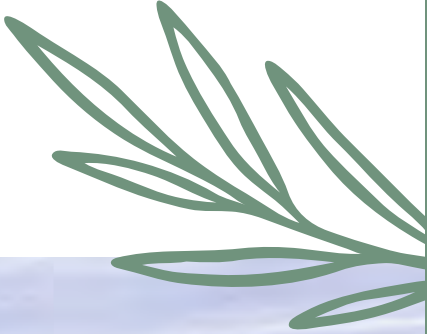
Please note that these features apply to the majority of plots and may vary depending on the specific house design. For more detailed information, we recommend speaking with our experienced New Homes Advisor.



Discover the charm and beauty of Dalton-In-Furness, the ancient capital of Furness, a hidden gem tucked away in the heart of Cumbria. This quaint town offers a blend of traditional and modern attractions.

One of the town's most notable landmarks is Dalton Castle, a medieval stronghold built in the 14th century; today the castle serves as a museum, offering visitors a glimpse into the town's past. Nearby, Furness Abbey is a beautifully preserved medieval monastery that offers stunning views of the surrounding countryside.

For nature lovers, there are plenty of outdoor attractions to explore and enthusiasts will be delighted by the abundance of natural beauty in and around the town; from the picturesque countryside to the nearby coast, there are endless opportunities for outdoor adventures.



There are four primary schools in the town, Chapel Street School, George Romney Junior School, Dalton St Mary's Church of England Primary School and Our Lady of The Rosary Catholic School.

Dowdales is the town's secondary school with consistently good outcomes and above national average. Many students move to A-level and university or to jobs in the local area such as higher-level BAE apprenticeships.

Getting to and around Dalton-In-Furness is easy, thanks to its convenient location and excellent transportation links. The town is well-connected by road and rail and is easily accessible from major cities such as Lancaster, Preston, Manchester and Liverpool, regular bus routes also provide links to local neighbouring towns.





Tantabank Gardens

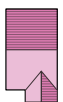
DALTON-IN-FURNESS

DEVELOPMENT LAYOUT

Phase One



HOUSE TYPES



BRATHAY
3 bedroom semi-detached house



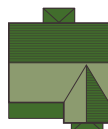
BOWFELL
4 bedroom detached house



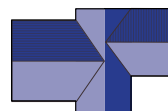
ASCOT
3 bedroom detached house



WASDALE
4 bedroom detached house



PATTERDALE
4 bedroom detached house



RUSLAND
3 bedroom detached bungalow

AFFORDABLE HOMES:



ROTHAY
2 bedroom semi-detached house

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Wasdale

FOUR BEDROOM
DETACHED HOUSE



Tantabank Gardens

DALTON-IN-FURNESS

Wasdale

HOUSE DESCRIPTION

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, a utility room, and a fully integrated German made kitchen. The open-plan family/dining area seamlessly connects to the kitchen,

creating a harmonious flow. French doors lead out to a private patio and an enclosed rear garden.

Moving upstairs, you will discover a spacious master bedroom accompanied by a luxurious en-suite shower room. Furthermore, on this level, there are three more generously proportioned bedrooms, as well as a contemporary family bathroom that offers both a bath and a separate shower for your convenience.

FLOOR PLAN DIMENSIONS

GROUND FLOOR

Kitchen/Diner	7.85m x 2.83m
Lounge (max)	3.36m x 5.14m
Utility	1.63m x 1.96m
Garage (max)	2.81m x 4.93m

FIRST FLOOR

Master Bedroom (max)	3.36m x 4.38m
En-Suite (max)	1.78m x 2.16m
Bedroom 2 (max)	4.05m x 2.84m
Bedroom 3 (max)	3.38m x 3.03m
Bedroom 4 (max)	3.68m x 2.86m
Bathroom (max)	3.03m x 2.19m



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THREE BEDROOM
DETACHED HOUSE



Tantabank Gardens

DALTON-IN-FURNESS

Ascot

HOUSE DESCRIPTION

This attractive detached family home boasts three bedrooms and offers a generous lounge with a beautiful bay window, as well as a welcoming hallway, cloakroom, attached garage and a private driveway.

On the ground floor, you will also find a spacious family/dining area with a fully integrated German made kitchen. The French doors open up to a private patio and an enclosed rear garden, creating a perfect

space for relaxation and entertainment.

Moving up to the first floor, you will discover three generously proportioned bedrooms. The master bedroom stands out with its large walk-in shower room, providing a touch of luxury and convenience. Completing the first floor is a luxurious family bathroom.

FLOOR PLAN DIMENSIONS

GROUND FLOOR

Kitchen/Diner (max)	5.87m x 3.16m
Lounge (max)	4.37m x 4.72m
Garage	3.34m x 6.29m

FIRST FLOOR

Master Bedroom (max)	4.36m x 2.92m
En-Suite	1.40m x 2.71m
Bedroom 2 (max)	3.03m x 3.16m
Bedroom 3 (max)	3.34m x 3.07m
Bathroom (max)	3.34m x 1.78m



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FOUR BEDROOM
DETACHED HOUSE



Tantabank Gardens

DALTON-IN-FURNESS

Bowfell

HOUSE DESCRIPTION

This elegant four-bedroom detached home offers a stylish and comfortable lifestyle with its spacious living accommodation.

The ground floor features a generously sized lounge that is bathed in natural light from a beautiful bay-fronted window. The fully integrated German made kitchen includes an open-plan family/dining area. French doors provide easy access to the rear garden

and private patio area. Additional amenities on the ground floor include a utility room, cloakroom, and integral garage.

On the upper floor, you will discover a luxurious family bathroom along with four well-proportioned bedrooms. Among them is the master bedroom which boasts an en-suite shower room.

FLOOR PLAN DIMENSIONS

GROUND FLOOR

Kitchen/Diner (max)	5.59m x 3.85m
Lounge (max)	3.41m x 5.17m
Utility	1.90m x 1.94m
Garage (max)	2.95m x 5.14m

FIRST FLOOR

Master Bedroom (max)	3.41m x 4.10m
En-Suite (max)	1.64m x 1.84m
Bedroom 2 (max)	3.04m x 3.40m
Bedroom 3 (max)	2.80m x 3.01m
Bedroom 4	2.66m x 2.83m
Bathroom (max)	1.91m x 2.83m



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THREE BEDROOM
DETACHED BUNGALOW



Tantabank Gardens

DALTON-IN-FURNESS

Rusland

HOUSE DESCRIPTION

This attractive three-bedroom detached bungalow fulfils all the requirements of modern living.

The entrance hall grants access to the expansive open-plan fully integrated German made kitchen. The kitchen seamlessly flows into the family and dining area, creating a harmonious space for relaxation and entertaining. Adjacent to the kitchen is a separate utility room, storage cupboard, and integral garage.

The generously sized lounge provides a perfect space to unwind and relax, with French doors that open onto the enclosed rear garden and paved patio area.

The impressively spacious master bedroom offers picturesque views of the rear garden. It also boasts a private en-suite bathroom with a large walk-in shower. The accommodation is completed by two more well-proportioned bedrooms and a generously sized family bathroom.

FLOOR PLAN DIMENSIONS

GROUND FLOOR

Kitchen/Family/Diner (max)	3.57m x 7.91m
Lounge (max)	5.21m x 4.97m
Utility	2.06m x 1.93m
Garage	3.20m x 5.78m

Master Bedroom (max)	3.53m x 4.00m
En-Suite (max)	2.13m x 2.17m
Bedroom 2 (max)	4.64m x 3.30m
Bedroom 3 (max)	3.63m x 3.30m
Bathroom (max)	2.15m x 1.90m



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Brathay

THREE BEDROOM
SEMI-DETACHED HOUSE



Tantabank Gardens

DALTON-IN-FURNESS

Brathay

HOUSE DESCRIPTION

This incredible three-bedroom semi-detached house offers an inviting entrance hallway, a spacious living room, and a convenient cloakroom.

The fully integrated German made kitchen, seamlessly connects to a dining area, and offers direct access to the private patio and enclosed rear garden.

On the first floor, you will find three good-sized bedrooms and a luxurious family bathroom. The master bedroom boasts an en-suite shower room and an additional storage cupboard.

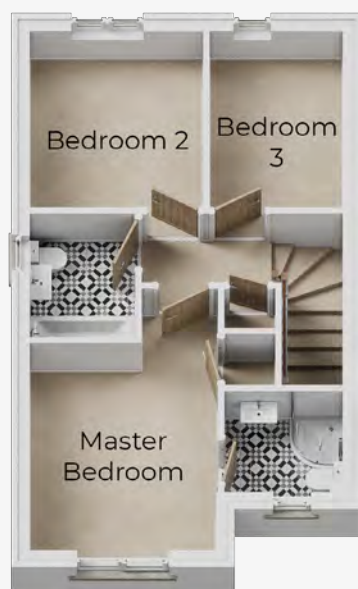
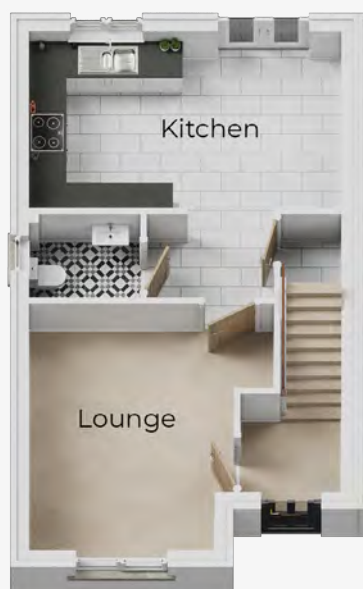
FLOOR PLAN DIMENSIONS

GROUND FLOOR

Kitchen/Diner	5.04m x 3.72m
Lounge (max)	3.98m x 4.47m

FIRST FLOOR

Master Bedroom (max)	2.96m x 4.34m
En-Suite	1.97m x 1.77m
Bedroom 2	2.83m x 3.07m
Bedroom 3	2.10m x 3.07m
Bathroom	1.70m x 2.27m



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Patterdale

FOUR BEDROOM
DETACHED HOUSE



Tantabank Gardens

DALTON-IN-FURNESS

Patterdale

HOUSE DESCRIPTION

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

As you enter the ground floor, you'll find a welcoming hallway that leads to a large lounge with a stunning bay window. The German made kitchen, comes fully equipped with integrated appliances and features a breakfast bar. The open-plan family/dining area seamlessly connects to the rear garden and patio

through French doors, creating a harmonious indoor-outdoor living experience. Additional features include a separate utility room, cloakroom, and an integral garage.

Moving up to the first floor, you will find four generously proportioned bedrooms. The master bedroom offers the convenience and privacy of an en-suite shower room. Completing this floor is a luxurious family bathroom, featuring both a separate bath and shower.

FLOOR PLAN DIMENSIONS

GROUND FLOOR

Kitchen/Family/Diner (max)	9.97m x 5.63m
Lounge (max)	4.15m x 4.56m
Utility	2.01m x 2.06m
Garage	3.18m x 5.01m

FIRST FLOOR

Master Bedroom	4.15m x 3.72m
En-Suite (max)	2.10m x 2.35m
Bedroom 2 (max)	3.49m x 3.47m
Bedroom 3 (max)	4.08m x 2.81m
Bedroom 4	3.41m x 2.81m
Bathroom (max)	2.62m x 2.81m



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Rothay

TWO BEDROOM HOUSE



Tantabank Gardens

DALTON-IN-FURNESS

Rothay

HOUSE DESCRIPTION

The Rothay is an attractive house with two double bedrooms and its own private parking.

To the ground floor, there is a well-equipped kitchen, a cloakroom, and a generously sized living room with a dining area. This living room also provides access to a private patio and enclosed rear garden.

Moving upstairs, you will find a generously sized master bedroom, as well as a second bedroom that offers plenty of space. Additionally, there is a luxurious family bathroom.

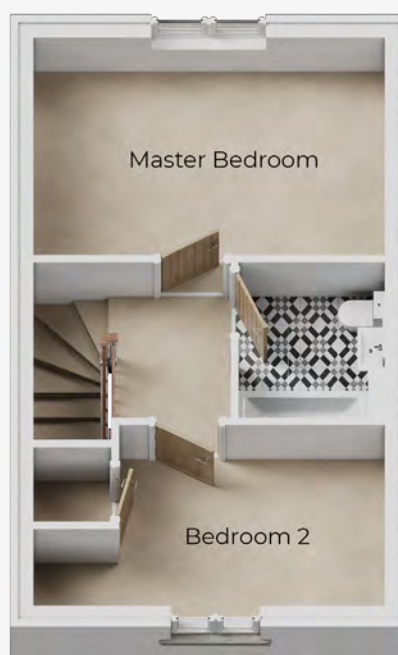
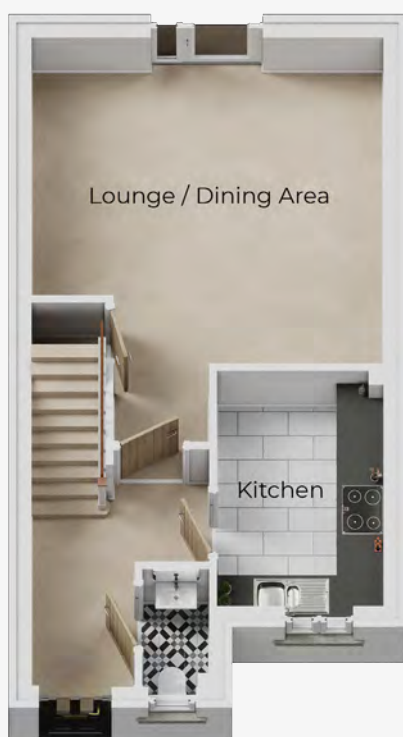
FLOOR PLAN DIMENSIONS

GROUND FLOOR

Kitchen	2.16m x 3.26m
Lounge/Diner (max)	4.62m x 4.53m

FIRST FLOOR

Master Bedroom	4.62m x 3.02m
Bedroom 2	4.62m x 2.51m
Bathroom	1.92m x 2.15m



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HOW TO FIND US



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