



From £146,500

Church Street, Maryport, CA15 6AH

A collection of just five modern townhouses nestled in the coastal town of Maryport



GRISDALES

LAND & NEW HOMES



The Development

Welcome to Church Street, an exciting new development of just five modern townhouses nestled in the coastal town of Maryport. These homes offer a perfect blend of modern living and seaside charm, featuring one two-bedroom townhouse and four three-bedroom townhouses.

Crafted with meticulous attention to detail, each home boasts energy-efficient features, including an air source heat pump system. Inside, discover family-friendly layouts with open plan living dining spaces, family bathrooms, and downstairs WC, and for the three-bedroom homes, a third-floor master suite with en suite and space for walk-in wardrobes.

Step outside to your private rear yard, a peaceful retreat seamlessly connected to the open plan living area through French doors. Everything you need is at your doorstep, with town centre amenities and the stunning coastline just moments away. Plus, with an electric bike charging point, you're ready for eco-friendly adventures at a moment's notice.

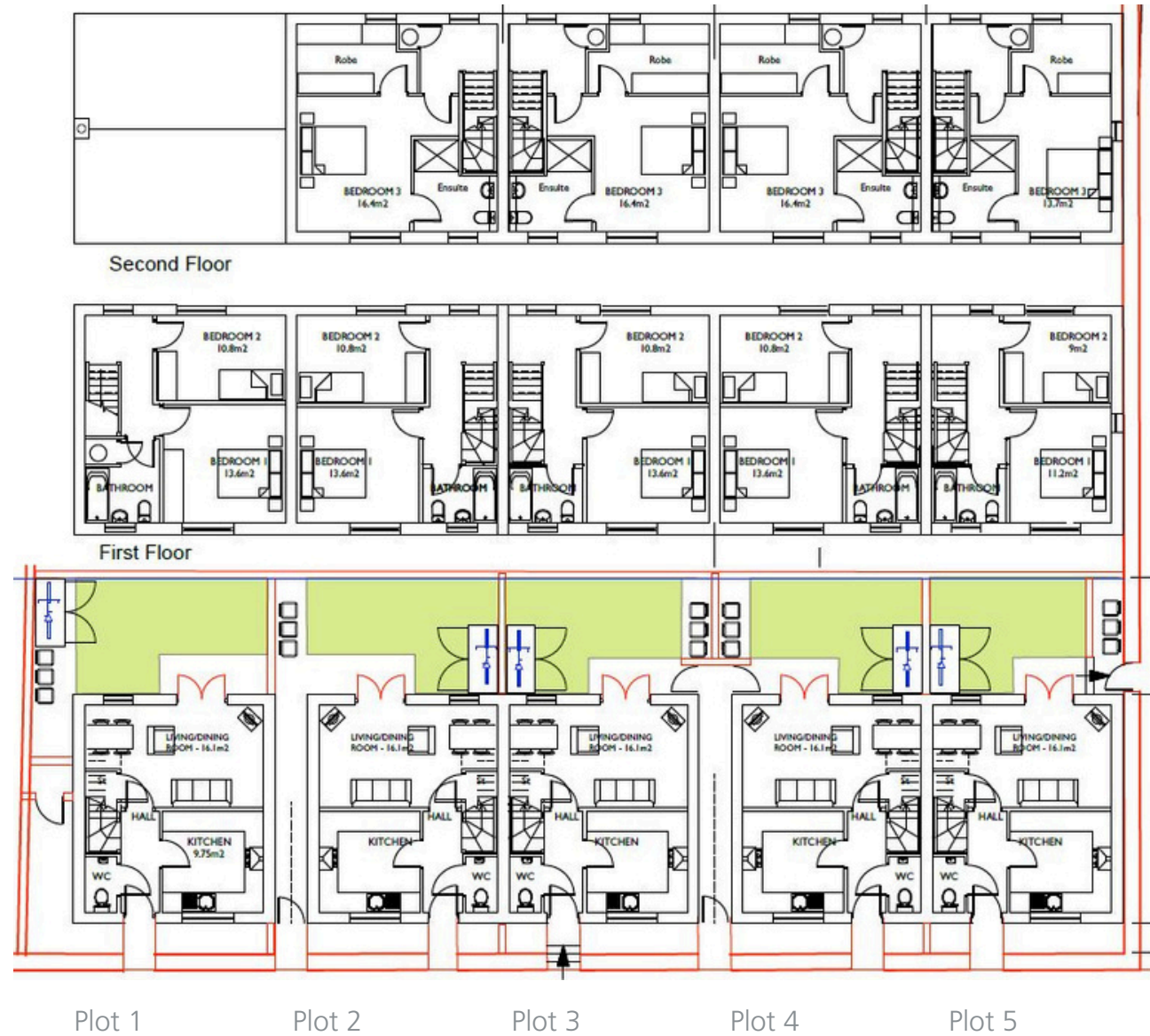
Scheduled for completion in early 2025.





Plots

	Bed	Price
Plot 1	2	£146,500
2 Storey End Terrace		SOLD
Plot 2	2	£185,000
3 Storey Terrace		SOLD
Plot 3	2	£185,000
3 Storey Terrace		SOLD
Plot 4	2	£185,000
3 Storey Terrace		SOLD
Plot 5	2	£185,000
3 Storey End Terrace		Last Plot





Specifications

Kitchen

- Stylish wall and floor cupboards from Howdens' Allendale shaker-style kitchen range
- Black stone effect, timber worktop
- Black stainless steel sink and tap
- Choose your preferred kitchen design with a range of integrated appliances* including fridge freezer, dishwasher oven and electric hob and fan

Bathroom and En Suite

- L-shaped shower bath in white gloss finish
- Contemporary vanity unit with ceramic basin top in white gloss finish
- Toilet in white gloss finish
- Chrome-finished bath taps
- Partial tilings in grey to walls, extending to full tiling to bath and shower area
- Grey washed wood flooring

External

- Paving to paths and partial paving to rear hard landscaping (Kadapa black flags limestone)
- Bike sheds designed with provisions for charging electric bikes
- Black UPVC gutters and downpipes
- Slate roof
- White K Rend smooth render with PC concrete window sills and raised bands.

Decor and Finish

- Oak-finished internal doors in white woodwork
- Whitewood oak staircase
- Off-white emulsion paint over plaster to walls and ceilings
- Choose your preferred paint colours*
- LED downlighters in kitchen and bathroom
- Fitted carpets throughout upstairs
- Choose your preferred preferred carpets*

Heating and Electricity

- Air source heat pump central heating system
- Pressurised hot water cylinder
- Underfloor heating on the ground floor
- Radiators on the first and second floors
- Electric-only

Windows and Doors

- Solid composite front door in a choice of blue, green, black or red*
- UPVC slide and sash windows
- UPVC French doors

Warranty

- 10-year Build-Zone Warranty

*Depending on the construction stage



The Developer

The collection of new homes at Church Street, Maryport is offered by Courtier Homes. With 30 years of construction and building experience, Courtier Homes has a successful track record in a variety of building projects, from new builds to conversions across West Cumbria.

Their dedication to quality and meticulous attention to detail guarantees the delivery of precision-crafted homes, incorporating only the finest quality materials selected for durability, aesthetics, and longevity. Their time-tested construction techniques blend craftsmanship, quality, and tradition to deliver homes that ensure the highest standards of comfort and satisfaction for homeowners.





The Area

Set in the heart of Maryport, these homes offer a prime location in this charming coastal town. Maryport's bustling town centre, with its shops, cafes, restaurants, and supermarkets, is just a short stroll away.

The stunning coastline, including the promenade, is just a ten-minute walk away, providing opportunities for leisurely strolls along the beach and coastal paths. For outdoor enthusiasts, the Lake District National Park is easily accessible.

Nearby schools include Maryport Church of England Primary and Junior School, as well as Netherhall Secondary School, all rated "Good" by Ofsted, and are within easy walking distance.

With excellent transport links, including bus routes, a train station, and major roadways, these homes offer both convenience and connectivity.

- Maryport Train Station: 0.9 miles
- Workington: 6 miles
- Carlisle: 31 miles
- Keswick: 26 miles



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PROPERTY SERVICES

grisdales.co.uk
01900 829977

PP
Pay
Point



7 days 6am to 10pm



Viewings Arrangements

To arrange a viewing of the homes on Church Street or to learn more, please contact our new homes team.



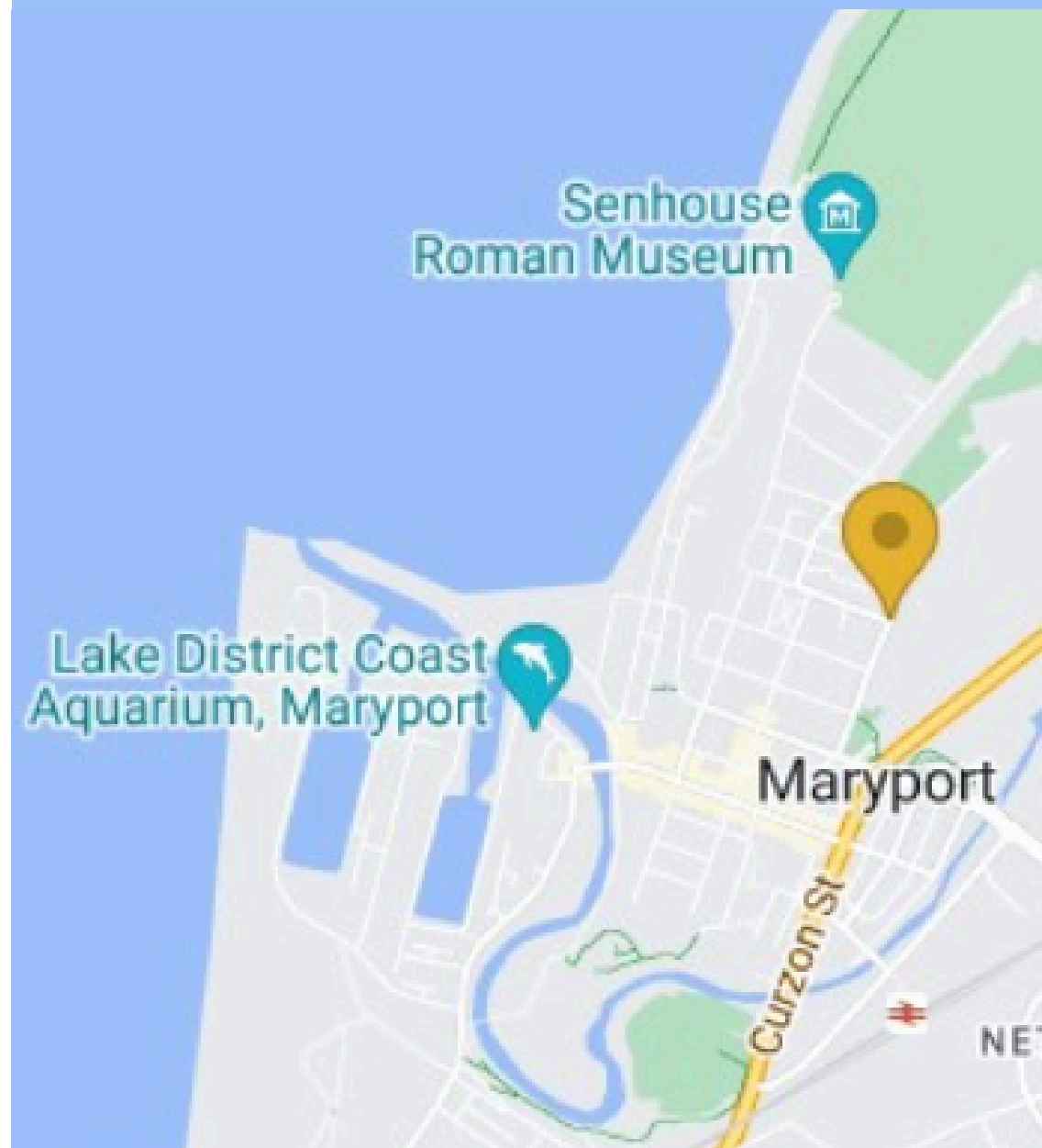
01900 829977



newhomes@grisdales.co.uk

Directions

Take the A595 from Workington towards Maryport. On entering Maryport town centre, continue on Curzon Street until you reach the traffic lights. Take the left onto Wood Street, immediately followed by the right onto Church Street.



Keep In Touch

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