

New  
Homes



GRISDALES

LAND & NEW HOMES

# SUMMERSCALES

Gosforth, Cumbria

20 Summerscales

£450,000



Beds  
4



Baths  
2



Recpt  
1

Created By:



**Castles  
& Coasts**



# 20 Summerscales

Plot	House Type	Terms	Tenure
20	Detached	Open Market	Freehold

Offering a modern interpretation of countryside living, this stunning luxury family home is poised on the edge of the Lake District National Park. Designed for modern family life, the four-bedroom detached home combines luxurious comfort, traditional charm, and functionality.

Enjoy breathtaking views of the countryside, Wasdale Valley, and the Lake District from this prime location. The spacious living room, with doors opening to a large rear garden, provides an ideal space for children to play and families to relax.

The sleek kitchen, equipped with modern appliances, leads to a private outdoor area perfect for alfresco gatherings. The home also features a practical utility room, garage, driveway, master ensuite, and family bathroom, all designed to enhance family living.





# Sitemap

## House Types & Ownership Schemes

4-Bed Detached

Open Market

Coming Soon

3-Bed Detached

Open Market

Available Now!

2-Bed Terrace

Rent to Buy

Coming Soon

4-Bed Detached

Open Market

Available Now!

3-Bed Semi-Detached

Shared Ownership

Available Now!

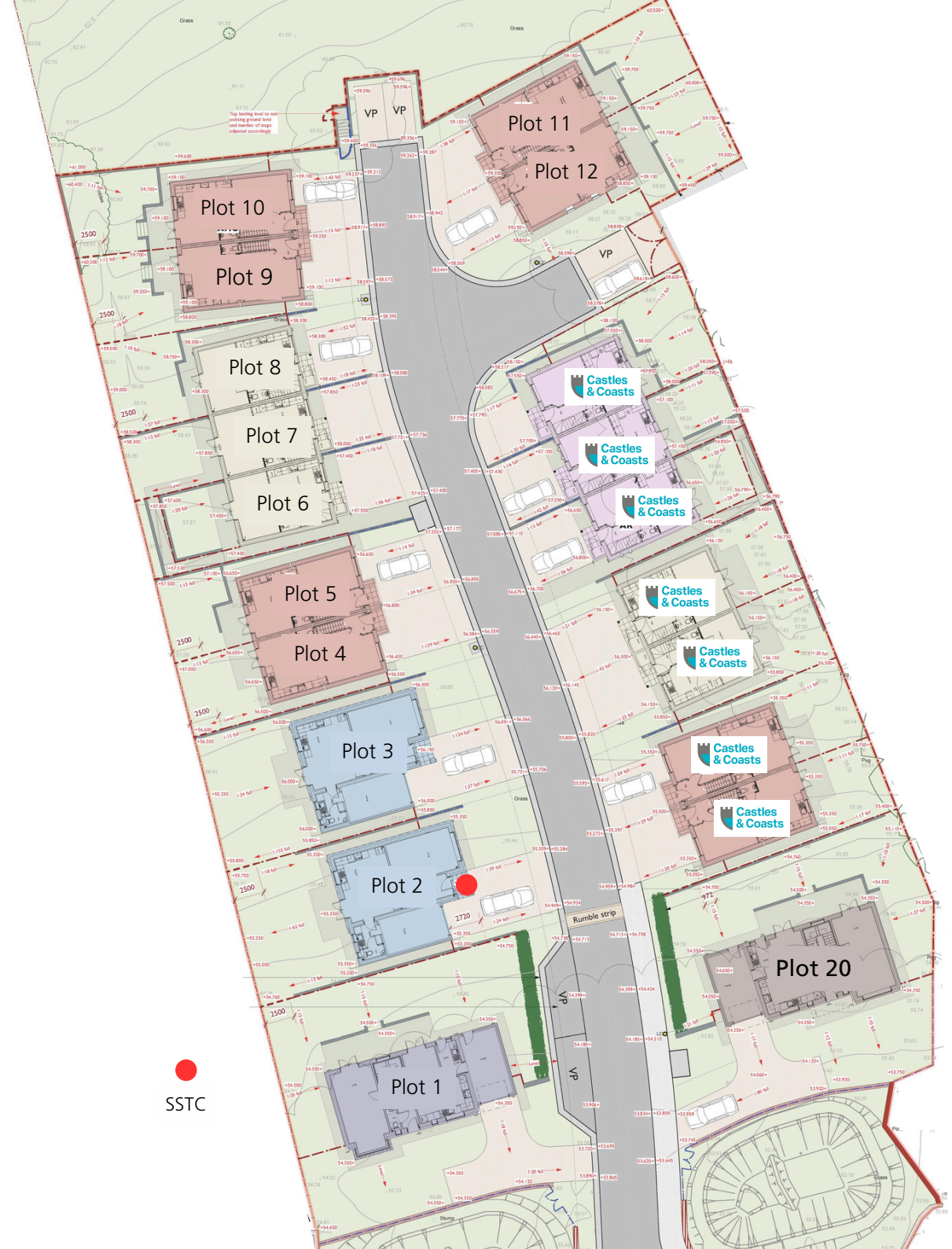
3-Bed Semi-Detached

Rent to Buy

Coming Soon

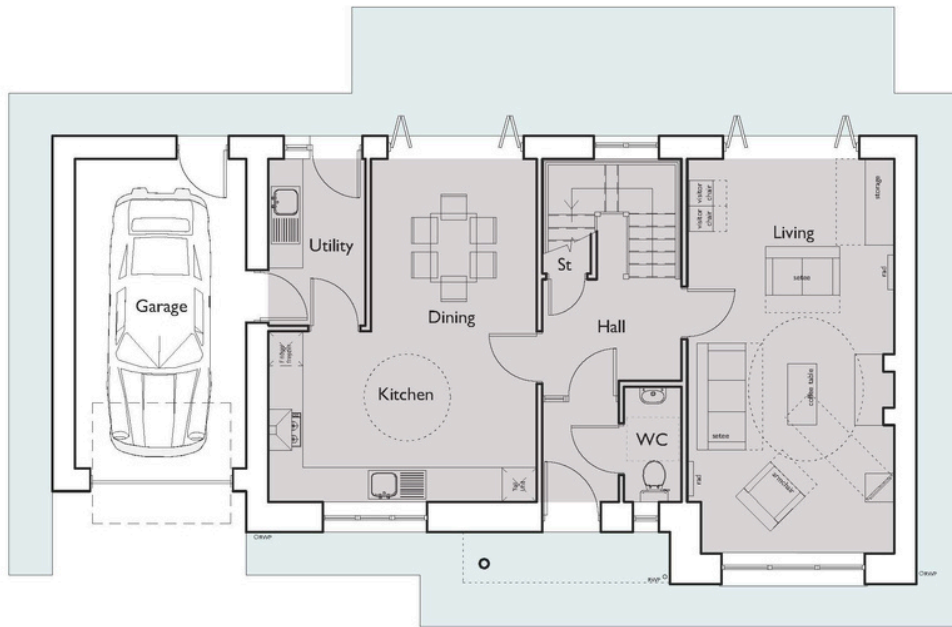


Contact Castles & Coasts



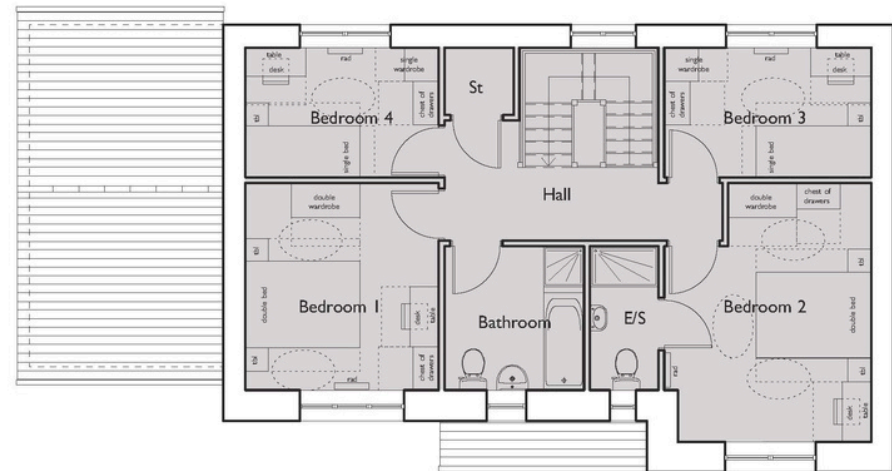
# Floorplan

Floor Area  
1463.89 ft<sup>2</sup>



## Ground Floor

	Dimension (F)	Area (Sq Ft)
Living	11.63 x 22.47	259.50
Kitchen Dining	15.29 x 19.51	237.50
Utility	5.64 x 9.38	52.90
WC	2.79 x 6.40	17.84
Garage	10.25 x 18.63	190.98



## First Floor

	Dimension (F)	Area (Sq Ft)
Bedroom 1	11.16 x 11.68	130.31
Bedroom 2	11.79 x 14.64	157.71
Ensuite	3.94 x 8.20	32.29
Bedroom 3	7.48 x 11.72	87.64
Bedroom 4	7.49 x 11.16	83.55
Bathroom	7.88 x 8.20	64.60





All homes in the Summerscales development are subject to local occupancy criteria.





Kitchen Dining



Kitchen Dining



Bathroom



# Specification

## Kitchen

- Howdens Halesworth Pebble wall and floor units with decorative plinths, complemented by Howdens Brass Knobs and handles.
- Lyskam White Quartz worktop and splashback (20mm or 30mm for islands).
- Franke undermount sink with Franke pull-out taps.
- Range of integrated appliances including Neff 5 burner gas hob, Neff stainless steel extractor hood, Neff stainless steel double tower oven, Lamona wine cooler, Lamona integrated dishwasher, Lamona White Integrated Under Counter Freezer and Lamona White Integrated Full Height Larder Fridge.

## Utility

- Space for free-standing washing machine and tumble dryer.
- Integrated appliances can be provided at an additional cost.

## Bathroom, En Suite and WC

- Fitted with a stylish suite from the Ideal i life range with complementary taps.
- Main and en suite bathroom fitted with concealed Bristan mixer showers with white trays and glazed screens and doors.
- Bathroom includes a chrome finish towel ladder.
- WC fitted with chrome toilet holder.
- Bathroom feature individually styled tiling and high-quality wall boards or wall panels.

## Externally

- Turfed front and rear garden.
- Paved patio area to rear.
- Block paved driveway.
- Rear garden approx 186m<sup>2</sup>.
- Single integrated garage.
- External lighting to front and rear as standard.
- EV charging point.



## Construction

- Built to the highest standards with traditional brick and slate construction, using sandstone or a mix of sandstone and self-coloured render.
- Timber stud partition walls internally.
- The development is surrounded by closed board fencing and accessed via a sandstone-walled entrance.

## Decoration and Finish

- Oak internal doors with matte straight handles.
- Contemporary white architraves and skirting.
- Plaster-finished walls with white emulsion paint.
- Smooth-set ceilings in white emulsion.
- Oak staircase handrails with white balustrades.
- Flooring is available at an additional cost. Please contact Grisdales to explore the available ranges.

## Electrical Installation

- Comprehensive electrical system including energy-efficient LED downlighters in the main living room, kitchen and bathrooms.
- Wi-fi booster.

## Central Heating

- Highly efficient gas central heating system with combi boiler and hot water storage cylinder.

## Windows and Doors

- uPVC or powder-coated aluminium double-glazed windows are fitted throughout. External colour is dark grey.
- uPVC or composite external doors in dark grey.
- uPVC or powder-coated aluminium patio doors in dark grey.
- Up and over garage door in stainless steel.

## Energy Performance

- Minimum predicted energy performance rating of A (92), and an environmental impact rating of B (87).
- Each home is equipped with solar panels (PV), which capture the sun's energy and convert it into electricity for use in your home.

## Warranty

- Each home within the Summerscales development is backed by a 12-Year LABC Warranty.



# Viewing Arrangements

To find out more about the Summerscales  
development please contact our New Homes Team.

01946 693931

[newhomes@grisdales.co.uk](mailto:newhomes@grisdales.co.uk)

46/47 King Street,  
Whitehaven



Scan the QR code to  
register your interest.





# SUMMERSCALES

Gosforth, Cumbria



## Notes to Brochure

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