

## 8 Summerscales, Gosforth, CA20 1FF

**£680**

Nestled in the serene countryside of Gosforth, this two-bedroom terrace presents an exclusive opportunity as one of just three homes available via the rent-to-buy scheme. Situated on the idyllic Summerscales Grove, this newly constructed property offers more than just a house —it's a pathway to homeownership.

Located on the picturesque Summerscales, this newly constructed home boasts contemporary design and energy-efficient features. No 6 welcomes you with an abundance of natural light flooding in through bi-fold doors that seamlessly connect the airy living room to the garden. The sleek kitchen dining area, complete with integrated appliances, provides a modern space for both culinary delights and everyday living. Plus, with the added benefit of solar panels and a convenient single driveway, this home is tailored to meet your lifestyle needs.

6 Summerscales offers comfortable accommodation that blends affordability with the promise of future ownership.

## SUMMERSCALES

Introducing Summerscales, a new residential development nestled in the village of Gosforth, Cumbria. This landmark project marks the first major housing initiative in the region in over two decades. With a limited selection of just twenty contemporary homes, Summerscales offers a unique living experience that seamlessly blends modern comfort with the timeless charm of village life.

Inspired by Gosforth's traditional architectural style, the homes at Summerscales boast elegant sandstone facades that seamlessly blend with the picturesque countryside. The breathtaking views of rolling hills and the tranquil beauty of the Lake District enveloping the development provide an idyllic backdrop for family life.

Each home features solar panels and boasts an energy-efficient rating of at least B, ensuring sustainability and cost savings for residents. With a range of 2 to 4-bedroom homes on offer, Summerscales caters to the varied needs of modern families. Flexible home-buying schemes are available, making it easier than ever to find your dream home in this serene setting.

Local occupancy restrictions are in place for all homes to ensure inclusivity for individuals connected to the area. Join this vibrant new community and create lasting memories in a place you'll be proud to call home.

Provided with vinyl flooring to kitchen, WC/Cloakroom and bathroom. Carpets are not included.

## GROUND FLOOR

### Entrance Hall

### Living Room

17'1" x 10'5" (5.23 x 3.18)

With doors to the rear garden.

### Kitchen Dining

14'4" x 10'2" (4.38 x 3.12)



Fitted with a range of modern Dove Grey Clerkenwell

Howdens wall and base units and integrated appliances and patio doors to the rear garden.

Included Appliances - S/Steel 4 Burner Gas Hob, S/Steel Single Fan Oven, Integrated 70/30 Fridge Freezer, White Integrated Dishwasher.

S/Steel Curved Glass Chimney Extractor & Integrated Washing Machine 1400rpm 9kg

## WC

5'2" x 2'9" (1.60 x 0.850)

Fitted with a stylish 2-piece suite and mixer tap.

## FIRST FLOOR

### Landing

With a handy storage cupboard.

### Bedroom One

14'7" x 9'9" (4.46 x 2.99)

### Bedroom Two

13'6" x 10'2" (4.13 x 3.10)

### Family Bathroom

11'0" x 6'11" (3.36 x 2.11)



Fitted with a stylish 3-piece suite

## External

Entrance Porch with outdoor storage.

Single driveway.

Rear Garden

## ALL CGI IMAGES ARE FOR ILLUSTRATIVE PURPOSES ONLY

All CGI images are for illustrative purposes only. The design, specification, and layout of individual plots may differ from the images shown.

## IMPORTANT NOTICE FOR RENT TO BUY PROPERTIES

Vinyl flooring is provided in the kitchen, WC/cloakroom, and

bathroom; however, actual finishes may vary from those shown in promotional images or online. Please note that carpets are not included with Rent to Buy properties. Rent Includes service charge.

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## How To Apply

To apply for the Rent to Buy scheme at Summerscales, you must first register your interest via the Grisdales website using the dedicated Rent to Buy form. <https://www.grisdales.co.uk/land-new-homes/summerscales-gosforth/>

Once submitted, a member of our team will contact you to complete an initial eligibility questionnaire. If you meet the criteria, you'll be invited to attend our upcoming open day (by appointment only), where you'll meet with a representative from Castles & Coasts Housing Association to discuss the full application process in more detail. Feel free to contact us for more information, or visit the Castles & Coasts website to learn more about the scheme. <https://castlesandcoasts.co.uk/find-a-home/rent-to-buy/>

## Energy Performance

The homes at Summerscales are thoughtfully designed with a strong focus on energy efficiency. Each property has a predicted energy performance rating of at least A and an environmental impact rating of A. To help reduce energy costs, solar panels are installed on each home, harnessing solar energy to generate electricity for your home.

## Rent to Buy Scheme

Rent to Buy is a government backed scheme that lets working households rent a home at a reduced rate, known as an intermediate rent, giving the tenants the chance to save for a deposit and buy their home.

Eligible applicants must be employed, intending to purchase their primary residence, capable of saving for a deposit over five years, and either first-time buyers or re-entering the market.

Please visit the below link for more information <https://castlesandcoasts.co.uk/find-a-home/rent-to-buy>

## Local Occupancy

Local occupancy clauses apply to houses on the Summerscales development visit our website for more information.

## 12-Year LABC Warranty

Each home within the Summerscales development is backed by a 12-year LABC warranty.

## The Developer

This brand-new development is brought to you by Castles and Coasts, in collaboration with local contractor Thomas Armstrong Limited.

## Directions

From Whitehaven, follow the A595 to Gosforth and take the slight left onto Hardingill. At the roundabout take the 1st exit onto Whitecroft and then turn left onto Wasdale Road. Continue on Wasdale Road until you reach the development on the left, before Ellerslie Park.

## Notes to Brochure

Please note that all information and measurements are based on design plans provided by Castles and Coasts and may be subject to change during the construction process. Photographs and graphics in this sales brochure may include computer-generated images and are intended to be used for illustrative purposes only. We are not authorised to make or provide any representations or warranties regarding the property, whether on our own behalf or on behalf of our client. We accept no responsibility for any statements included in these particulars, and this brochure does not constitute a contract, part of a contract, or a warranty.

## Moving with Grisdales

Moving is an exciting time but only if everything proceeds smoothly. Whether you are selling, letting, buying or renting, we understand that moving home can be a very stressful and daunting prospect. That's why, at Grisdales, we work together as a team, giving dedicated support and advice every step of the way to help your move run as smoothly and efficiently as possible.

## Free Market Appraisal

If you are thinking of moving, we offer a completely free market valuation and appraisal of your existing home. We will advise you upon an asking price which accurately positions your property in the current market place, maximising viewings and your sale prospects.

Floor Plan

Plot 6,7 & 8 Summerscales

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

Ground Floor Plan



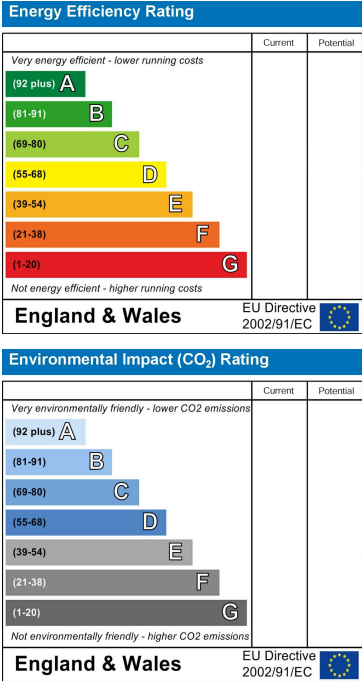
First Floor Plan



Area Map



Energy Efficiency Graph



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