



# GRISDALES

PROPERTY SERVICES



## Plot 1 Land at Harecroft Hall , Gosforth, CA20 1HT

**£375,000**

Introducing Harecroft Hall in Gosforth, an exceptional new development seamlessly nestled within the serene Lakeland countryside. Immerse yourself in the tranquility of a village rich in history, enveloped by the natural beauty that surrounds it.

This exclusive development offers a haven of peace and relaxation, epitomising serene luxury living. Featuring two two-bed bungalows and one three-bed bungalow, Harecroft Hall combines modern comfort with the charm of Lakeland's natural allure.

With only a limited number of bungalows available, now is the time to seize your opportunity to secure a slice of this paradise. Embrace the quintessential essence of Lakeland living in a setting that promises unparalleled serenity and comfort.

Helping you find your perfect new home...

[www.grisdales.co.uk](http://www.grisdales.co.uk)

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## Plot Specifications

Set on 0.3 acres, Plot 1 is designated for a meticulously designed 3-bedroom bungalow. Beyond the development's sandstone entrance with solid oak electric gates, this home stands as a testament to meticulous design, effortlessly combining elegance and functionality to craft a residence that seamlessly embodies both style and practical living.

Upon entering the Lobby (6 m<sup>2</sup>), a transitional area seamlessly connects the entrance to the main living spaces. The Entrance Hall (9 m<sup>2</sup>) exudes sophistication, establishing a warm tone for the entire property. The Living Area (27 m<sup>2</sup>) stands as the heart of the home, offering a versatile canvas for relaxation and entertainment. The Kitchen (18 m<sup>2</sup>), bespoke and tailored to your needs and preferences, perfectly complements this space.

The three bedrooms, ranging from 9 m<sup>2</sup> to 16 m<sup>2</sup>, provide comfortable and private retreats. A range of choices is available to transform the Bathroom (8 m<sup>2</sup>) into a luxurious retreat. Enhancing practicality, an additional WC (2 m<sup>2</sup>) is complemented by two storage spaces (Storage 1: 2 m<sup>2</sup> and Storage 2: 1 m<sup>2</sup>), ensuring an efficient and clutter-free living environment.

The property features a driveway for two cars, accompanied by landscaped gardens and a patio area—an inviting space for relaxation and outdoor entertainment. Revel in panoramic vistas and the calming presence of mature woodland that envelops these homes.

## Construction Specifications

Commitment to quality and comfort shines through in the construction specifications of this new bungalow. Each element has been carefully chosen to ensure a seamless blend of timeless design, durability, and environmental consciousness, providing a home that stands out in both style and substance.

Key Features Include:

- Sturdy Concrete Block Construction
- Classic and Durable Natural Slate Roof
- Distinctive Dark Stained Vertical Boarding
- Wood Effect UPVC Windows and Doors
- Velux Roof Lights for Abundant Natural Light and Ventilation
- Coloured Fine Textured Render
- Coordinated Brown Gutters and Rainwater Pipes
- Air source heat pump heating system

## Construction November 2023

Construction on the new homes at Harecroft Hall commenced in November 2023.

## 10-Year LABC Warranty

Your peace of mind is guaranteed with a 10-year LABC warranty.

## Accessibility Features

The design of these new homes incorporates features for wheelchair access to ensure everyone can comfortably call these homes their own.

## Local Housing Occupancy

All three bungalows at Harecroft Hall are subject to a local occupancy clause to preserve the close-knit community atmosphere of the area.

## Site Location

Set in the historic grounds of the iconic Harecroft Hall, this dwelling provides a unique opportunity to own your dream home, set against a backdrop of rich history and timeless elegance, all embraced by the tranquil beauty of the surrounding natural landscape.

## The Area

Situated within the picturesque village of Gosforth, this area offers the best of both worlds; the tranquillity of the Lakeland countryside and the convenience of nearby amenities. Gosforth is steeped in historical charm, with its traditional cottages, farm dwellings, and welcoming pubs. The village boasts a warm and welcoming community and a strong neighbourly feel that make it a genuinely friendly place to call home. Beyond the village, the landscape is adorned with majestic peaks such as Scafell, Great Gable, Hard Knott, and Muncaster Fell. Nearby valleys, including Eskdale, Wasdale, and Dunnerdale, offer endless opportunities for exploration amidst breathtaking scenery that's sure to inspire your daily life. The area is also home to remarkable attractions like Muncaster Castle and the Ravenglass to Eskdale miniature railway, ensuring there's something for everyone to discover and enjoy. Despite its tranquil setting, Gosforth remains well-connected. Neighbouring towns like Seascale and Head are easily accessible, so you'll have all your essential needs within easy reach.

## Viewing Arrangements

To arrange a viewing for this plot, please contact our dedicated New Homes Team on 01946 693931.

## Directions

Take the A595 from Whitehaven towards Barrow. As you approach Gosforth, follow the left and right-hand turns into Gosforth & Seascale. You'll soon spot a large house on your left; turn left here, cross the speed bumps, and the plots will be directly ahead.

## Notes to Brochure

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. None of the appliances, heating system or fittings included within the sale have been tested or can be assumed to be in full working order. Purchasers are strongly advised to

satisfy themselves by way of survey and their own enquiries. The brochure does not constitute a contract, part of a contract or warranty.

## **The Consumer Protection Regulations 2008**

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## **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.

## **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.

## **Mortgage Advice Bureau**

Grisdales work with Mortgage Advice Bureau, one of the UK's largest award winning mortgage brokers, offering expert professional advice to find the right mortgage for you. We have access to over 11,000 mortgages from over 90 different lenders across the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property.

Mortgage Advice Bureau - Doing what's right for you.

Your home may be repossessed if you do not keep up repayments on your mortgage.

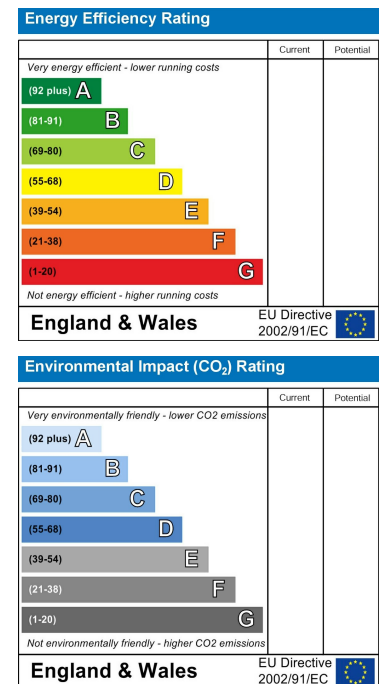


## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.