GENESIS
HOMES



Derwent Rise

SEATON





Our 2, 3, 4 and 5 bedroom homes and bungalows are built to exceed expectations, combining modern design, quality craftsmanship and high-spec finishes. Every detail is considered to create spaces that feel familiar, functional and full of heart.



GIVING YOU THE 'I'm home' feeling

Welcome to Derwent Rise, where inspiring design meets everyday comfort in a place that feels right from the very beginning. It's a place where you feel safe, welcome, and truly at home.

Located in the peaceful village of Seaton, just across the River Derwent from Workington, this carefully planned development offers the perfect balance of natural beauty and everyday convenience. Nestled between the stunning Cumbrian coast and the Lake District National Park, it's a setting that inspires connection - to the outdoors, to people, to local life, and to the things that matter most.





Derwent Rise is a place where friendships form, relationships grow, and life feels good, grounded in a real sense of belonging.

From your very first visit, our team of friendly faces will be there to make you feel welcome, informed, and at ease. We're with you every step of the way from the first viewing, through the buying process, right up to move-in day and beyond.

To make your move even smoother, we offer a range of support, including Help to Move schemes and exclusive offers for Key Workers.

Whether it's the sea breeze, the open fells, or the close-knit community that draws you in, Derwent Rise offers a rare chance to own a high-quality home in one of Cumbria's most scenic and well-connected locations.

Derwent Rise is a place where friendships form, relationships grow, and life feels good, grounded in a real sense of belonging.



WELCOME TO

Derwent Rise

A CHOICE OF HOUSE TYPES

THE WHILLAN
5-bedroom detached home with single/double, attached/ detached garage (plot dependent)

THE EDEN
4-bedroom detached home with integral garage

THE ELLEN
4-bedroom detached home with attached/detached single garage

THE WREAY
4-bedroom detached home with integral garage

THE TAY
3-bedroom detached dormer bungalow with single attached garage (plot dependent)

THE DERWENT
3-bedroom detached home with single attached garage (plot dependent)

THE GELT
3-bedroom semi-detached home with garage (plot dependent)

THE PETTERIL
3-bedroom semi-detached home

THE CALDEW
2-bedroom semi-detached home

THE DEE
2-bedroom detached bungalow



The location of affordable homes is indicative



The Whillan

5-BEDROOM DETACHED HOME
WITH SINGLE/DOUBLE,
ATTACHED/DETACHED GARAGE (PLOT DEPENDENT)

Approx. 1903 sq ft







GROUND FLOOR

Hall	2030 · 4110 [6'-8" · 13'-6"]
WC	890 · 1810 [2'-11" · 5'-11"]
Kitchen/Dining	8220 · 3520 [27'-0" · 11'-7"]
Utility	1650 · 2520 [5'-5" · 8'-3"]
Study	2640 · 3090 [8'-8" · 10'-2"]
Lounge	3250 · 5230 [10'-8" · 17'-2"]
Ext Garage	2898 · 5110 [9'-6" · 16'-9"]

FIRST FLOOR

Landing	4020 · 1920 [13'-2" · 6'-4"]
Master Bed	3400 · 4380[11'-2" · 14'-4"]
Dressing Area	1930 · 1560 [6'-4" · 5'-1"]
En-Suite	2370 · 1800 [7'-9" · 5'-11"]
Bed 2	2690 · 4650 [8'-10" · 15'-3"]
Bed 3	2690 · 3020 [8'-10" · 9'-11"]
Bed 4	2980 · 3480 [9'-9" · 11'-5"]

SECOND FLOOR

Landing	3010 · 2060 [9'-11" · 6'-9"]
Bed 5	3400 · 5020 [11'-2" · 16'-6"]
Study/ Store	2690 · 2260 [8'-9" · 7'-5"]
Shower RM	1610 · 2640 [5'-3" · 8'-8"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Eden

4-BEDROOM
DETACHED HOME
WITH INTEGRAL GARAGE

Approx. 1344 sq ft





GROUND FLOOR

Lounge	5303 x 3343 [17'-5" x 10'-11"]
WC	1450 x 2034 [4'-9" x 6'-8"]
Kitchen	3541 x 6129 [11'-7" x 20'-1"]
Utilty	1959 x 2052 [6'-5" x 6'-9"]

FIRST FLOOR

Bathroom	2440 x 2332 [8'-0" x 7'-8"]
Bedroom 1	3369 x 5461 [11'-0" x 17'-11"]
En-suite	1814 x 2112 [5'-11" x 6'-11"]
Bedroom 2	4674 x 2720 [15'-4" x 8'-11"]
Bedroom 3	3058 x 2714 [10'-0" x 8'-11"]
Bedroom 4	3560 x 2357 [11'-8" x 7'-9"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.





The Ellen

4-BEDROOM
DETACHED HOME
WITH ATTACHED/DETACHED
SINGLE GARAGE

Approx. 1340 sq ft





GROUND FLOOR

Lounge	6045 x 3657 [19'-10" x 12'-0"]
WC	1995 x 1463 [6'-7" x 4'-10"]
Kitchen	6045 x 3934 [19'-10" x 12'-11"]
Utility	1766 x 2020 [5'-10" x 6'-8"]

FIRST FLOOR

Bathroom	2380 x 3330 [7'-10" x 10'-11"]
Bedroom 1	3287 x 3636 [10'-9" x 11'-1"]
En-suite	1766 x 2318 [5'-10" x 7'-7"]
Bedroom 2	3287 x 3670 [10'-9" x 12'-0"]
Bedroom 3	2644 x 3227 [8'-8" x 10'-7"]
Bedroom 4	2644 x 3042 [8'-8" x 9'-11"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Wreay

4-BEDROOM
DETACHED HOME
WITH INTEGRAL GARAGE

Approx. 1251 sq ft





GROUND FLOOR

Lounge	4519 x 4059 [14'-10" x 13'-4"]
WC	1635 x 1775 [5'-4" x 5'-10"]
Kitchen	3212 x 5956 [10'-6" x 19'-6"]
Utility	2063 x 1775 [6'-9" x 5'-10"]

FIRST FLOOR

Bathroom	2599 x 2200 [8'-6" x 7'-3"]
Bedroom 1	3968 x 4059 [13'-0" x 13'-4"]
En-suite	2535 x 1995 [8'-4" x 6'-7"]
Bedroom 2	3825 x 2590 [12'-7" x 8'-6"]
Bedroom 3	3763 x 2791 [12'-4" x 9'-2"]
Bedroom 4	2599 x 2626 [8'-6" x 8'-7"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Tay

3-BEDROOM
DETACHED DORMER BUNGALOW
WITH SINGLE ATTACHED GARAGE (PLOT DEPENDENT)

Approx. 1187 sq ft





GROUND FLOOR

Lounge	5167 x 3546 [16'-11" x 11'-8"]
Kitchen	3795 x 2805 [12'-5" x 9'-2"]
Study/Dining room	2560 x 3200 [8'-5" x 10'-6"]
Bathroom	2237 x 2469 [7'-4" x 8'-1"]
Bedroom 2	3007 x 3960 [9'-10" x 13'-0"]

FIRST FLOOR

Bedroom 1	6038 x 3258 [19'-10" x 10'-8"]
En-suite	1648 x 1717 [5'-5" x 5'-8"]
Bedroom 3	5638 x 2578 [18'-6" x 8'-5"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Derwent

3-BEDROOM
DETACHED HOME
WITH SINGLE ATTACHED GARAGE (PLOT DEPENDENT)

Approx. 1030 sq ft





GROUND FLOOR

Lounge	4840 x 3379 [15'-11" x 11'-1"]
WC	1766 x 1467 [5'-10" x 4'-10"]
Kitchen	2864 x 6495 [9'-5" x 21'-4"]

FIRST FLOOR

Bathroom	1775 x 2434 [5'-10" x 7'-11"]
Bedroom 1	3117 x 3778 [10'-2" x 12'-5"]
En-suite	1200 x 2031 [3'-11" x 6'-8"]
Bedroom 2	3300 x 3947 [10'-10" x 12'-11"]
Bedroom 3	2882 x 2603 [9'-5" x 8'-6"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Gelt

3-BEDROOM
SEMI-DETACHED HOME
WITH GARAGE (PLOT DEPENDENT)

Approx. 955 sq ft





GROUND FLOOR

Lounge	4972 x 5358 [16'-4" x 17'-7"]
WC	1695 x 968 [5'-7" x 3'-2"]
Kitchen	3641 x 2695 [11'-11" x 8'-10"]

FIRST FLOOR

Bathroom	1950 x 2186 [6'-5" x 7'-2"]
Bedroom 1	3522 x 3140 [11'-7" x 10'-4"]
En-suite	1704 x 2123 [5'-7" x 7'-0"]
Bedroom 2	3045 x 3240 [10'-0" x 10'-8"]
Bedroom 3	2961 x 2004 [9'-9" x 6'-7"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Petteril

3-BEDROOM
SEMI-DETACHED HOME

Approx. 835 sq ft





GROUND FLOOR

Lounge	3986 x 2479 [12'-9" x 8'-2"]
WC	1800 x 1450 [5'-11" x 4'-9"]
Kitchen	4177 x 4683 [13'-8" x 15'-4"]

FIRST FLOOR

Bathroom	1925 x 2409 [6'-4" x 7'-11"]
Bedroom 1	2725 x 4683 [8'-11" x 15'-4"]
Bedroom 2	3417 x 2409 [11'-3" x 7'-11"]
Bedroom 3	1975 x 2160 [6'-6" x 7'-1"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Caldew

2-BEDROOM
SEMI-DETACHED HOME

Approx. 725 sq ft





GROUND FLOOR

Lounge	4099 x 2176 [13'-5" x 7'-0"]
WC	1500 x 1050 [4'-11" x 3'-5"]
Kitchen	3389 x 4422 [11'-1" x 14'-6"]

FIRST FLOOR

Bathroom	2163 x 2261 [7'-1" x 7'-5"]
Bedroom 1	2975 x 4422 [9'-9" x 14'-6"]
Bedroom 2	2255 x 4422 [7'-5" x 14'-6"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Dee

2-BEDROOM
DETACHED BUNGALOW

Approx. 720 sq ft



GROUND FLOOR

Lounge	4967 x 3616 [16'-4" x 11'-10"]
Kitchen	3794 x 2816 [12'-5" x 9'-3"]
Bathroom	2860 x 2473 [9'-5" x 8'-1"]
Bedroom 1	3421 x 3216 [11'-3" x 10'-7"]
Bedroom 2	3007 x 3890 [9'-10" x 12'-9"]

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.

Perfectly LOCATED

Seaton is a charming village just outside Workington, perfectly positioned in the heart of West Cumbria. Surrounded by rolling countryside and with views stretching towards the Lake District fells, it offers a peaceful and picturesque lifestyle without feeling remote.

This well-connected village has everything you need close to home, including local shops, services, and a highly regarded primary school. Its welcoming community and strong local spirit make it a wonderful place for families, couples, and anyone looking for a slower, more grounded pace of life.

Seaton also benefits from excellent transport links, with easy access to Workington, Whitehaven and Carlisle, as well as the stunning Lake District National Park just a short drive away. Whether you're commuting, heading out for weekend walks, or enjoying the coast, everything is within easy reach.



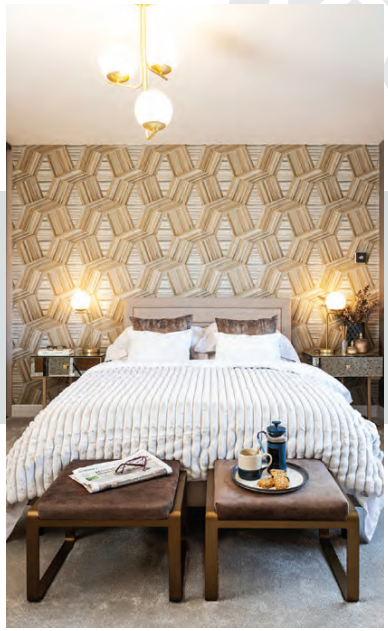
With a balance of rural charm, community warmth, and everyday convenience, Seaton offers the ideal blend of countryside calm and modern convenience.

- **Just a 2-minute stroll** to your nearest public house
- **Great commuter links** to the A66 & A596
- **Just a short walk** to the local primary schools
- **2.6 miles** to the Port of Workington
- **Under 2 miles** to Workington train station
- **2.5 miles** to Siddick Ponds Nature Reserve
- Nip to the shops, **just a 2 minute car journey**
- Workington beach **just 3.5 miles away**

Stylish Living

We offer a range of unique house types with a twist on conventional layouts, allowing you to enjoy the benefit of flexible living spaces. The interiors of our homes feature large full height windows that fill the space with natural light and are the perfect blank canvas to make your own. Our homes boast an upgraded specification as standard, with **turfed rear gardens, UV Solar panels, EV Charging Points** and so much more.





BUILT TO LAST. DESIGNED TO SAVE. BACKED BY A NEW HOME WARRANTY.

From top to bottom, your home is designed to perform - keeping warmth in, running costs down, and comfort levels high. Features include:

- **Energy-efficient lighting**
- **Smart meters** to help track and manage energy use
- **High-quality insulation** for year-round comfort
- **Double-glazed windows and doors** to retain heat and reduce noise
- **Efficient boilers** for reliable, cost-effective heating
- **Dual flush toilets** to minimise water usage
- **Low CO_2 emissions** for a more sustainable home

And for added peace of mind, every home comes with our **2-year builder warranty** as well as a **10-year LABC warranty**, giving you confidence long after you've moved in.



THE EXTRA TOUCHES COME AS STANDARD

Make it yours

Your home should reflect your style, and at Derwent Rise, it can. We offer a stunning selection of high-quality upgrades, so you can tailor your space to suit your taste. Whether it's a beautifully designed kitchen, luxurious carpets, stylish doors or elegant bathroom finishes, we work with an exceptional range of trusted brands to bring you the very best.

Speak to your Sales Executive to discuss our range of carefully curated upgrade options.





YOUR Genesis JOURNEY

STAGE 1

We provide you with all the relevant information to help you to make the choice on which home is perfect for you. You will have plenty of opportunities to visit the development and we can answer any questions you may have.

It's important to speak to a financial advisor to help you make an informed decision. We can help put you in touch with reputable advisors if required.

STAGE 2

Once you've made the exciting decision to reserve your home, we'll go through all of the plans, so you know your new home inside and out. We'll also let you know your anticipated move-in date which will be confirmed closer to completion. You will be asked to pay your reservation fee to confirm your plot and the legal process will begin. Don't worry we can put you in touch with a solicitor too.

STAGE 3

At this point you can now personalise your home and decide on kitchen and bathroom tiling. You can also add any upgrades you wish. Please be aware that the availability of choices depends on build stage.

STAGE 4

The contracts which are drawn up by the solicitors are exchanged which makes things legally binding.

STAGE 5

Before you move in, we arrange a home demonstration with our Site Manager to show you your new home.

STAGE 6

Legal completion takes place – you now receive your keys and move in!

STAGE 7

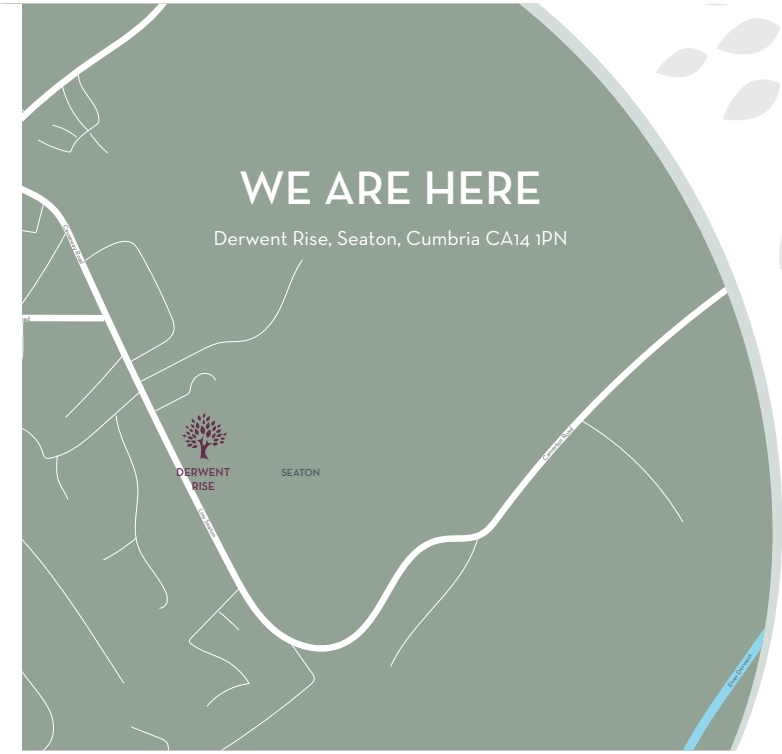
Our Customer Service team will be in touch to introduce themselves.

Welcome Home

CALL OUR FRIENDLY SALES TEAM TODAY

WE ARE HERE

Derwent Rise, Seaton, Cumbria CA14 1PN



The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers. Find out more at: www.consumercode.com

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

GENESIS HOMES

GIVING YOU THE 'I'm home' feeling

GET IN TOUCH

Sales: 07356 086 800 Head Office: 01768 800878
Email: derwentrise@genesis-homes.co.uk
genesis-homes.co.uk