GENESIS
HOMES



Edward's View

BURGH BY SANDS





WELCOME TO EDWARD'S VIEW

Nestled in the heart of the charming village of Burgh by Sands, Edward's View brings together the best of rural tranquillity and modern living. Surrounded by open fields, historic landmarks, and breathtaking views across the Solway Plain, this is a place where life moves at a gentler pace – yet everything you need is close at hand.

Whether you're relaxing in your garden, exploring the nearby Hadrian's Wall Path, or enjoying a sunset over the marshes, every day here feels a little more special.



WELCOME TO

Edward's View

A CHOICE OF HOUSE TYPES

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

THE EDEN
4-bedroom detached home with integral garage

THE ELLEN
4-bedroom detached home with single garage

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

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

THE PETTERIL
3-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 ATTACHED OR DOUBLE DETACHED GARAGE (PLOT DEPENDENT)

Approx. 1903 sq ft







GROUND FLOOR

Cloakroom	2218 x 1468 [7'-3" x 4'-10"]
Kitchen/Dining	3556 x 8295 [11'-8" x 27'-3"]
Utility	2944 x 1114 [9'-8" x 3'-8"]
Study	2726 x 2695 [8'-11" x 8'-10"]
Lounge	5282 x 3317 [17'-4" x 10'-11"]

FIRST FLOOR

Master Bedroom	3416 x 5486 [11'-2" x 18'-0"]
En-Suite	1828 x 2404 [6'-0" x 7'-11"]
Bathroom	2443 x 2350 [8'-0" x 7'-9"]
Bedroom 2	4674 x 2695 [15'-4" x 8'-10"]
Bedroom 3	3058 x 2714 [10'-0" x 8'-11"]
Bedroom 4	3499 x 3004 [11'-6" x 9'-10"]

SECOND FLOOR

Landing	2561 x 2977 [8'-5" x 9'-9"]
Bedroom 5	4613 x 3436 [15'-5" x 11'-5"]
Study/Store	2176 x 2695 [7'-5" x 8'-11"]
Shower Room	2656 x 1655 [8'-9" x 5'-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 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"]

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The Ellen

4-BEDROOM
DETACHED HOME
WITH 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"]

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The Tay

3-BEDROOM
DETACHED DORMER BUNGALOW
WITH SINGLE ATTACHED/DETACHED
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"]

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The Derwent

3-BEDROOM
DETACHED HOME WITH
SINGLE ATTACHED/DETACHED 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"]

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The Petteril

3-BEDROOM
SEMI-DETACHED HOME

Approx. 835 sq ft





GROUND FLOOR

Lounge/Dining Area	4486 · 3588 [14'-9" · 11'-9"]
Cloakroom	1800 x 1450 [5 -11 x 4 -9]
Kitchen	3364 · 4683 [11'-0" · 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"]

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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"]

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NEIGHBOURHOOD *Perks*

LOCATION HIGHLIGHTS

Just minutes from Carlisle, Edward's View blends village charm with modern convenience. Set in the friendly community of Burgh by Sands, you'll find local shops, schools, and countryside walks all close by, with easy access to the Solway Coast, the Lake District, and the vibrant heart of the city.

EDUCATION

- Nurseries: Burgh by Sands School Nursery, Parkfield Nursery 2 miles away
- Primary Schools: Burgh by Sands School (in the village), Yewdale Primary School 3 miles away, St Bede's Catholic Primary School 4 miles away
- Secondary Schools: Richard Rose Morton Academy, Caldew School, Trinity School
- Further Education: University of Cumbria, Carlisle College, Adult Learning

OUTDOOR LIFE

Discover the natural beauty that surrounds Burgh by Sands

- Coast: Solway Coast Area of Outstanding Natural Beauty
- Trails: Hadrian's Wall Path and Solway Estuary walks start from the village
- Fells: Skiddaw and Blencathra around 25 miles away
- Lakes: Derwentwater and Bassenthwaite Lake around 40 minutes away
- Local Parks: Watchtree Nature Reserve, Bitts Park, Rickerby Park

SPORTS AND RECREATION

Plenty of options for walking, football, cricket, rugby, golf, and more.

- Football: Burgh by Sands has its own community football pitch, local leagues, Carlisle United
- Cricket, Rugby & Hockey: Carlisle Cricket Club, Carlisle RUFC, Carlisle Hockey Club
- Golf: Stony Holme Golf Course and Carlisle Golf Club
- Outdoor Escapes: The Solway marshes for running, birdwatching, or a countryside stroll.

TRANSPORT

Walking and cycling routes connect Burgh by Sands with nearby villages and Carlisle, as well as regular bus services. Carlisle Train Station offers fast connections across the UK.

- Train: Direct services from Carlise to London, Newcastle, Edinburgh
- Bus: Regular local services between Burgh by Sands and Carlisle
- Roads: A689, A595, A69, and M6

SHOPPING AND ENTERTAINMENT

While village life offers peaceful surroundings, everything you need is within easy reach. Burgh by Sands and Carlisle provide a mix of high street stores, independent shops, and cultural experiences.

- Shopping: Carlisle Lanes Shopping Centre, retail parks, independent shops
- Cafés & Eateries: The Greyhound Inn, The Drovers Rest, restaurants, takeaways
- Entertainment: Carlisle's theatres, cinemas, galleries, museums, music venues

YOUR LOCAL HUB

Peace of mind comes from nearby healthcare and essential services.

- Healthcare: Carlisle Hospital, local GPs, dental surgeries all less than 5 miles away
- Pharmacies: local chemists
- Community services: libraries, village halls



Sales Executive, Gemma

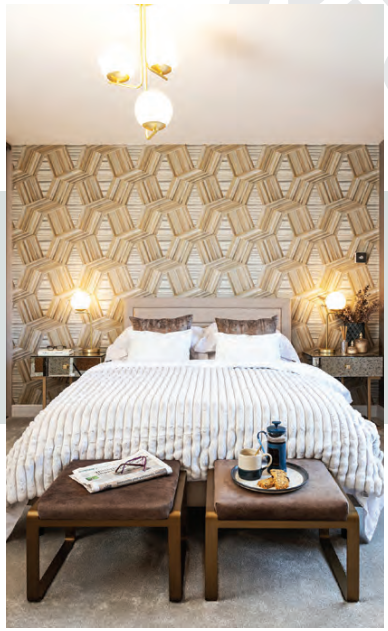
WATCHTREE NATURE RESERVE HAS SOME GREAT FLAT PATHS FOR A RUN, FAMILY WALK OR CYCLE – THEY EVEN DO BIKE LESSONS AND NATURE WORKSHOPS.

Edward's View offers a unique mix of village charm and community spirit, while being beautifully positioned for effortless access to Carlisle's shops, schools, and transport links - making it the ideal place to enjoy peaceful living with all the conveniences close by.

Stylish Living

We offer a collection of distinguished house types with a fresh take 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, PV 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 Premier Guarantee**, 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 Edward's View, 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.

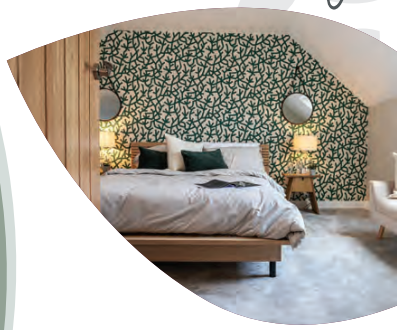
CALL OUR FRIENDLY SALES TEAM TODAY





GIVING YOU THE

'I'm home' feeling



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

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

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GET IN TOUCH

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