

New  
Homes



20 Summerscales  
£450,000



# SUMMERSCALES

Gosforth, Cumbria

Created By:



# 20 Summerscales

Plot	House Type	Terms	Tenure
20	Detached	Open Market	Freehold

Wake up to the fells bathed in morning light, birdsong drifting through the air, and endless countryside stretching as far as the eye can see. This is Gosforth, this is Summerscales, this is home.

Here, mornings begin with sunlight spilling through open doors and the smell of coffee drifting into the garden. Evenings are for long dinners, alfresco conversations, and quiet moments soaking in the panoramic views. Every corner of this home invites connection, comfort, and calm — a place where memories are made naturally, without effort.

With only two homes of this kind in Summerscales, it's more than a house; it's a canvas for life in one of the Lake District's most enchanting corners.

Reserve this home by 31st January 2026 and receive free flooring plus up to £2,000 towards legal costs.

1.



# Sitemap

## House Types & Ownership Schemes

4-Bed Detached  
Open Market

4-Bed Detached  
Open Market

3-Bed Detached  
Open Market

3-Bed Semi-Detached  
Shared Ownership

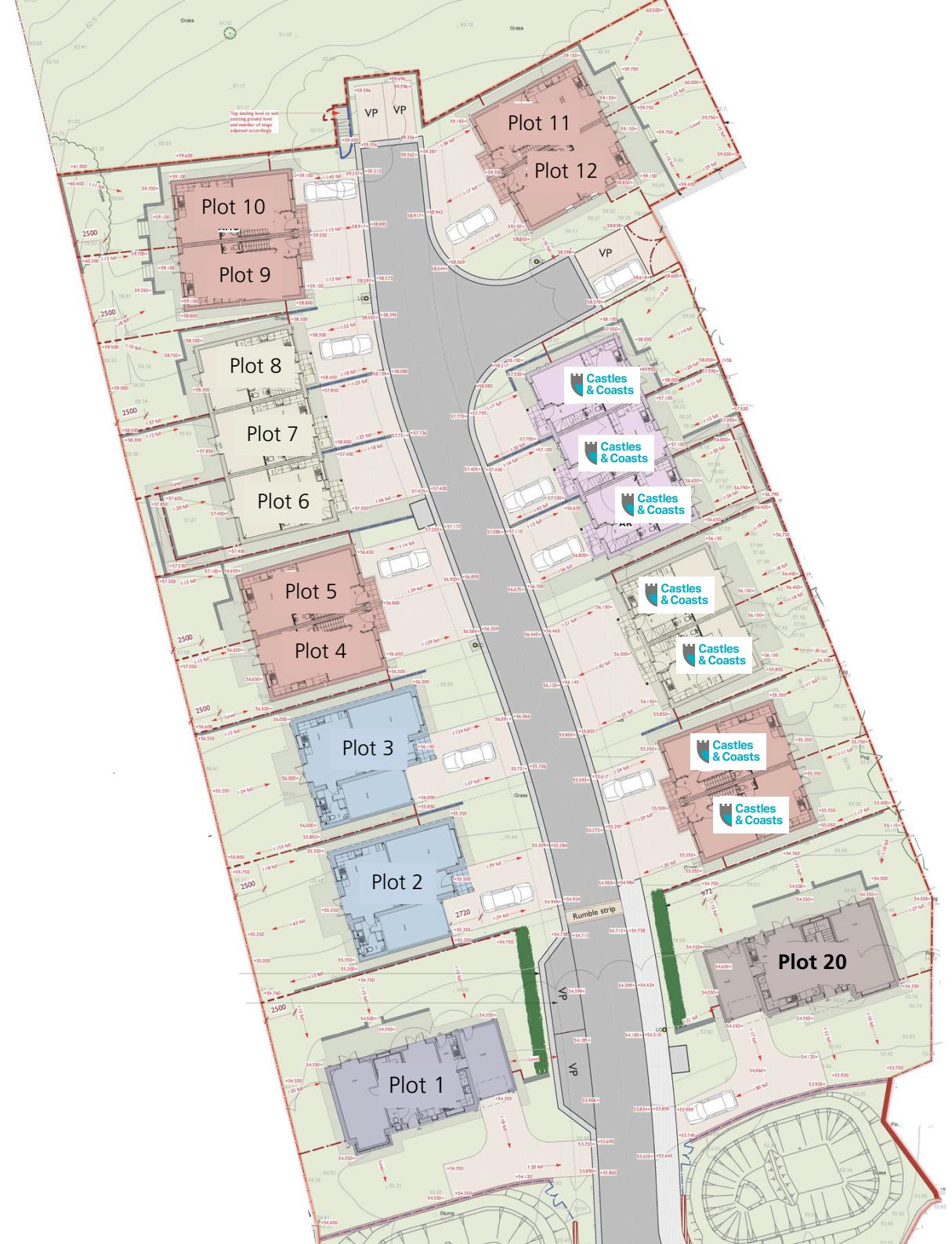
2-Bed Terrace  
Rent to Buy

3-Bed Semi-Detached  
Rent to Buy



Contact Castles & Coasts

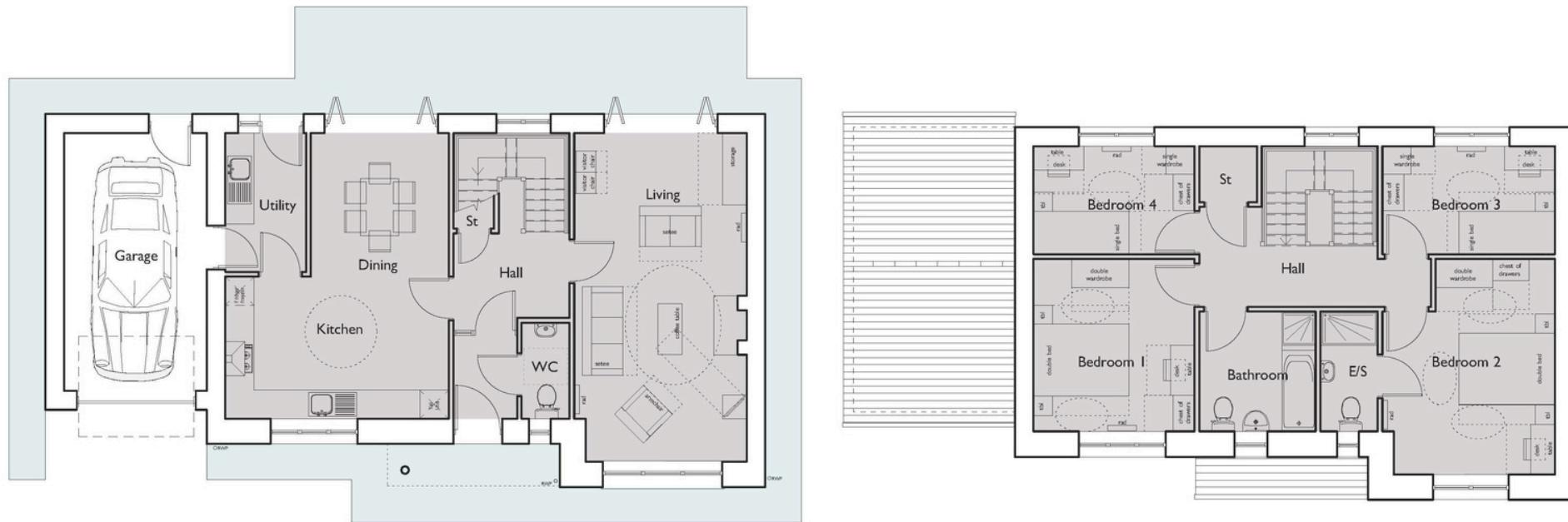
All homes in the Summerscales development  
are subject to local occupancy criteria.





# Floorplan

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



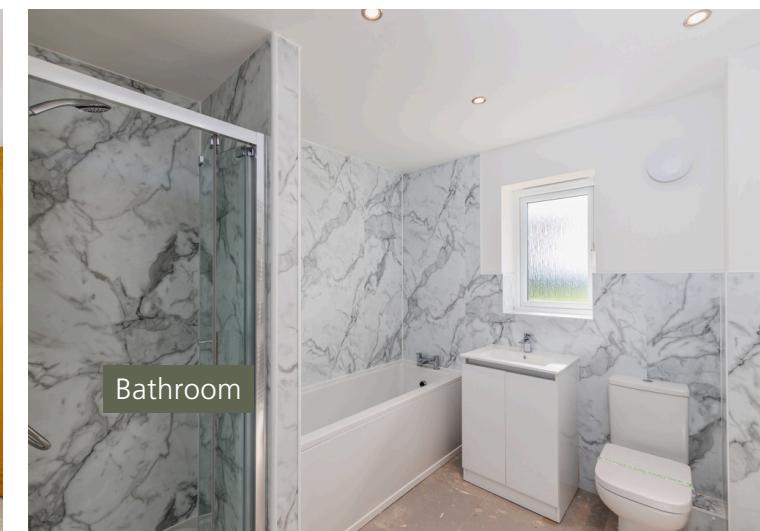
## Ground Floor

	Dimension (Ft)	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 (Ft)	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

Room dimensions are taken from the construction drawings at their widest points, and all areas are shown as gross internal floor space. Minor variations may occur on site.



# 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 Full Height Freezer and Lamona White Full Height Larder Fridge.

## Utility

- Space for free-standing washing machine and tumble dryer.

## 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.
- Bathrooms feature individually styled tiling and high-quality 'Calacatta Marble' style Multipanel 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 accessed via a sandstone-walled entrance.

## Decoration and Finish

- Oak internal doors with matte straight handles.
- Contemporary white architraves and skirting.
- Plaster-finished walls painted in 'Timeless'.
- 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 and for details on any promotions at the time of reservation.

## 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 gas boiler and hot water storage cylinder.

## Windows and Doors

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

## Energy Performance

- Energy performance rating of A (92), and an environmental impact rating of B (87).
- Each home is equipped with solar panels (PV) that generate 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 and check your eligibility, please contact our New Homes Team.

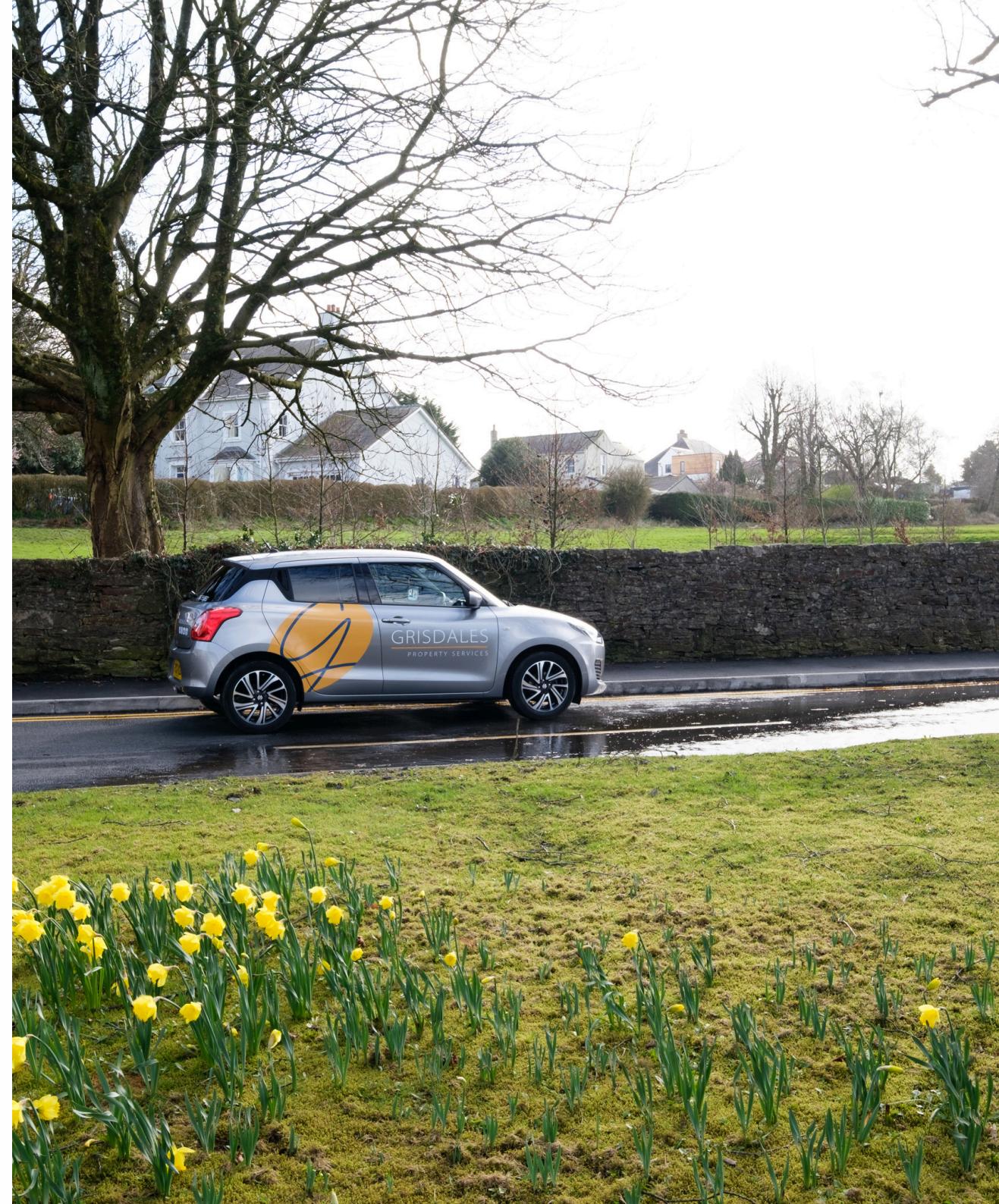
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Whitehaven



Scan the QR code to  
find out more.



# SUMMERSCALES

Gosforth, Cumbria



## Notes to Brochure

All information, measurements, and specifications 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.