

KENDAL PARK · KENDAL · CUMBRIA · PHASE ONE

Plot 15

A three-bedroom house with garage on the central street

STONESWOOD HOMES

SOLD EXCLUSIVELY BY DAVID BRITTON ESTATES



STONESWOOD
HOMES

PLOT 15

Fifteen

HOUSE TYPE 2
THREE BEDROOMS
1,220 SQ FT
£395,000

PLOT 15 · HOUSE TYPE 2 · CENTRAL STREET

A three-bedroom house with garage on the central street

The southern half of the pair with plot 14, as the Type 2 plan is drawn. Full-depth living and dining room, separate kitchen, cloakroom and integral garage; principal bedroom with en-suite and Juliet balcony; garden to the east.

PRICE	£395,000
FLOOR AREA	1,220 sq ft · 113.35 m² (excluding garage)
BEDROOMS	Three, principal with en-suite
BATHROOMS	Family bathroom, en-suite and cloakroom
LIVING	Living / dining 6.20 × 3.27 m (20'4" × 10'9") · Kitchen 2.88 × 3.23 m (9'5" × 10'7")
OUTSIDE	Juliet balcony
PARKING	Garage and 2 spaces
PHASE	One, ready within the coming year
FACES	House west (front door in the south side wall); garden east



KITCHEN



LIVING ROOM



PRINCIPAL BEDROOM



BATHROOM

PLOT 15 · HOUSE TYPE 2

Floor plans

GROUND FLOOR

- Hall
- Living / dining 6.20 × 3.27 m (20'4" × 10'9")
- Kitchen 2.88 × 3.23 m (9'5" × 10'7")
- WC
- Store
- Garage 3.09 × 5.41 m (10'2" × 17'9")

FIRST FLOOR

- Bedroom 1 3.87 × 3.27 m (12'8" × 10'9") with en-suite
- Bedroom 2 3.05 × 4.39 m (10'0" × 14'5")
- Bedroom 3 3.02 × 3.90 m (9'11" × 12'10")
- Bathroom 1.92 × 2.96 m (6'4" × 9'9")

Overall external dimensions 6.77 × 11.65 m (22'3" × 38'3"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOT 15 · HOUSE TYPE 2

Where it sits

Central street, phase one. The house faces west (front door in the south side wall) and the garden east. Garage and 2 spaces on the drive.

Kendal Park is entered from Kendal Parks Road at the southern end of the site, where the drive crosses Natland Mill Beck by a bridge and climbs north as a single private street. Open space is kept along the beck at the entrance, and the homes are arranged on three levels either side of the street, with a belt of woodland along the eastern edge.

Site plan for identification only; not to scale. Layout, landscaping and parking are indicative and may change.

How the homes are made

Stone, slate and timber, put together by people who know the difference.

Every home at Kendal Park is built on a highly insulated timber frame. The elevations are faced in natural limestone and coloured render, and the roofs are natural slate. It is a method Stoneswood have refined over their previous schemes: the frame gives a warm, airtight, fast-drying structure; the stone and slate give the house its weight and its place in the landscape. Windows are composite, with aluminium bi-fold doors opening the living spaces onto the gardens and the view. Front doors are solid, with multipoint locking.

Heating is by air source heat pump. In the conventional houses, underfloor heating warms the ground floor, with radiators to the bedrooms. In the reverse-accommodation homes, the Type 5 and the Type 8s, underfloor heating is to the kitchen and the bathrooms, with radiators elsewhere. The homes are connected to mains water, electricity and drainage. The private street, open space and shared areas will be looked after by a management company, with an estate charge on each home.

Inside, the staircases are oak, with oak spindles or glass balustrades. Kitchens are chosen from a range of designs and fitted with granite worktops, a boiling-water tap and integrated appliances, usually Bosch or Neff. Bathrooms and en-suites come from a quality range with a choice of sanitaryware, and buyers select their tiling from the standard ranges. Reserve early enough and the choices are yours to make.

SPECIFICATION AT A GLANCE

- Highly insulated timber-frame and stone construction
- Natural limestone and coloured render elevations
- Natural slate roofs
- Composite windows; aluminium bi-fold doors
- Multipoint locking front doors
- Air source heat pump; underfloor heating to the ground floor and radiators to the bedrooms (reverse-accommodation homes: underfloor heating to the kitchen and bathrooms)
- Oak staircases with oak spindles or glass balustrades
- Kitchens from a chosen range with granite worktops, boiling-water tap and Bosch or Neff appliances
- Bathrooms from a quality range with a choice of sanitaryware and tiles
- Two parking spaces on every drive; garages to all but the Type 4 and Type 9 houses
- Mains water, electricity and drainage
- Ten-year Q-Assure structural warranty

Kitchen, bathroom and tiling choices from the standard ranges are subject to build stage at the time of reservation.



KITCHEN, TYPE 1: GRANITE WORKTOPS, BOILING-WATER TAP AND INTEGRATED APPLIANCES





ABOVE: TYPES 3A AND 3B · BELOW: THE UPSIDE-DOWN TYPE 8 HOUSES OF THE UPPER TERRACE

THE BUILDERS

Stoneswood Homes

Cumbrian builders of well-made houses in places people want to live.

Stoneswood Homes build to a standard rather than to a volume, and it shows in every house they finish. Led by Neil Le Sage, the company has built many houses over the years across Cumbria and the Lake District, developments that sit easily in their surroundings and hold their value because of it: stone where stone belongs, slate roofs, deep window reveals, oak inside, and a specification that does not need to be upgraded on the day you move in.

At Hackthorpe, between Penrith and Shap, Stoneswood built a scheme of houses and bungalows in local stone and render on the village edge with open views to the fells, sold through David Britton Estates and finished to a standard that buyers in this part of the world recognise and seek out. Swallows Rise at Sockbridge followed: the most exclusive private development they have built, a new road of luxury three-, four-, five- and six-bedroom homes looking out over the Lakeland fells towards Ullswater, and taken up before the scheme was complete.

Kendal Park is the natural next step: Stoneswood's first luxury development in South Lakeland, a different landscape, and the same approach. Stoneswood choose their ground carefully, usually on the edge of an established community with countryside beyond, and they build for the long term, with highly insulated timber frames behind traditional masonry and heating designed for the decades ahead. The homes are designed to be lived in for decades, by families and by those stepping down from larger houses who do not want to step down in quality.

The result is housing that looks as though it was always meant to be there, built by people who are proud to put their name to it.

THE TOWN

Kendal

The town at the start of the Lakes.

Kendal has been the principal market town of south Westmorland since its charter in the twelfth century, and it still carries itself that way. Built in the pale limestone of the valley, it steps down both banks of the River Kent beneath the ruins of its castle, with a high street of independent shops, a weekly market, and a self-assurance that the resort villages further into the Lakes have long since traded away.

The cultural life is unusually rich for a town of its size. The Brewery Arts Centre runs theatre, cinema and live music year round; Abbot Hall and the Museum of Lakeland Life sit beside the river; and every November the Kendal Mountain Festival fills the town with climbers, film-makers and writers from around the world. There is a good spread of restaurants and pubs, a leisure centre, two supermarkets within easy reach of Kendal Park and Westmorland General Hospital a few minutes away.

The geography is what sets Kendal apart. It sits in the broad valley between two national parks. The Lake District begins eight miles to the west at Windermere, with Kentmere, Longsleddale and the Staveley valley closer still. The Yorkshire Dales begin a few miles east, where the Lune valley opens towards Sedbergh and the great green bulk of the Howgill Fells. Directly above the town, Scout Scar's limestone edge offers one of the finest short walks in the north of England, and from Kendal Park it forms the western horizon.

For those who want the fells but not the full price of living inside the national park, Kendal has always been the sensible answer. It has the schools, the station, the hospital and the shops, and it has the hills in every direction.



FROM THE SITE, LOOKING NORTH-WEST OVER KENDAL TOWARDS THE LAKELAND FELLS

ON THE DOORSTEP

WEST	Scout Scar, Windermere (8 miles), Kentmere and Longsleddale
EAST	The Lune valley, Sedbergh and the Howgill Fells; the Yorkshire Dales
IN TOWN	Brewery Arts Centre, Abbot Hall, Kendal Castle, the weekly market, Kendal Mountain Festival
NEARBY	Westmorland General Hospital, Kendal Leisure Centre, two supermarkets, Oxenholme station

SCHOOLING AND GETTING ABOUT

Well connected

Good schools within walking distance, and London under three hours away.

Kendal Park falls within easy reach of the town's schools. Heron Hill Primary School on Hayfell Avenue is a short walk down the hill, and both of Kendal's secondary schools are close at hand: Kirkbie Kendal School on Lound Road and The Queen Katherine School on Appleby Road, each rated Good by Ofsted and each with a sixth form. Kendal College provides further education in the town, and for those looking to the independent sector, Windermere School, Sedbergh School and Casterton, Sedbergh Preparatory School are all within a comfortable drive.

Few places in Cumbria are as well connected. Oxenholme Lake District station, on the West Coast Main Line, is around a mile from the site. Direct services reach Manchester in a little over an hour, Glasgow and Edinburgh in under two, and London Euston in under three, with the Windermere branch line serving Kendal town station and the Lakes. The M6 is reached at Junction 36 or 37 in around ten minutes, putting Manchester Airport roughly an hour and a quarter away and the Scottish border under an hour.

Closer to home, Kendal's town centre is a few minutes by car or a pleasant walk along the river, and bus routes run from Kendal Parks Road. For the hills, it is simply a matter of choosing a direction.

SCHOOLS

PRIMARY	Heron Hill Primary School, Hayfell Avenue
SECONDARY	Kirkbie Kendal School, Lound Road · The Queen Katherine School, Appleby Road (both with sixth forms)
FURTHER	Kendal College
INDEPENDENT	Windermere School · Sedbergh School · Casterton, Sedbergh Preparatory School

TRAVEL

RAIL	Oxenholme Lake District, West Coast Main Line, around a mile · Manchester a little over an hour · Glasgow and Edinburgh under two · London Euston under three
ROAD	M6 Junctions 36 and 37 around ten minutes · Manchester Airport roughly 1 hour 15 · The Scottish border under an hour
LOCAL	Kendal town centre a few minutes by car; bus routes from Kendal Parks Road

Journey times are approximate and taken from typical timetabled services.

RESERVING A HOME

Kendal Park

STONESWOOD HOMES

Kendal Park is being sold exclusively through David Britton Estates. Phase one, plots 2 to 17, is released now and available to reserve off plan, with completion expected within the coming year, and phase two will follow with prices released nearer the time; reserving early secures the plot of your choice and, where the build programme allows, your choice of kitchen, bathroom and tiling from the standard ranges.

To arrange a site visit, discuss a particular plot or request the brochure for an individual house type, contact David Britton Estates.

DAVID BRITTON ESTATES

Penrith 40 Business Park, Penrith, Cumbria

davidbritton@brittonestates.co.uk · 07387 277228

Kendal Park, Kendal Parks Road, Kendal, Cumbria (nearest postcode LA9 7SN)

IMPORTANT NOTICE

All computer-generated images are indicative only; finishes, furniture, views and landscaping may differ. Floor plans are indicative, furniture is illustrative and all dimensions are approximate; some plots are handed from the plans shown. Floor areas are gross internal areas from the architect's drawings and exclude garages. The site plan is for identification only and not to scale. Specification details are correct at the time of going to print but may be subject to change. An estate charge will apply to each home for the upkeep of the private street and shared areas; the figure is to be confirmed. Travel times are approximate. These particulars do not form part of any contract.



KENDAL · CUMBRIA · PHASE ONE NOW RELEASED

Kendal Park

Thirty homes on a south-facing hillside above Kendal

STONESWOOD HOMES

SOLD EXCLUSIVELY BY DAVID BRITTON ESTATES



THE SITE FROM ABOVE



FROM THE ENTRANCE: THE HOMES STEP UP THE HILLSIDE

WELCOME

Kendal Park

Thirty homes on a south-facing hillside above Kendal, built in limestone, render and natural slate by Stoneswood Homes.

Kendal Park sits on the rising ground at the south-eastern edge of the town, where the last streets give way to open pasture and the land begins its climb towards the Kent valley sides. The site rises from its entrance at Natland Mill Beck up a private street to the north, with homes stepped along terraces to east and west, so that each row keeps its outlook over the roofs below and out across Kendal to the long limestone escarpment of Scout Scar on the western skyline. From the upper terrace, the highest ground on the site, the view runs further still to the fells beyond the town.

It is a quiet, settled corner of Kendal, a few minutes from Oxenholme station and the amenities of the town, yet with the feel of somewhere apart. The homes have been designed to take their cue from the ground they stand on: the stone and slate of the Westmorland vernacular, used without pastiche, with generous glazing to make the most of the light and the outlook.

There are eleven house types across the thirty homes, several of them in two variants, from two-bedroom apartments and well-proportioned two- and three-bedroom houses to substantial four-bedroom family homes with garages and gardens that drop away to the view. Every home is built to the same specification: timber-frame and stone construction, air source heating with underfloor warmth, composite windows and aluminium bi-fold doors, granite worktops, oak and glass staircases. Phase one, the fifteen homes on the lower terrace and the central street, is released now and will be ready within the coming year; the upper terrace and the southern loop follow in phase two.

The pages that follow introduce the builders behind Kendal Park, the town it belongs to and the way the homes are put together, before setting out the site and each of the house types.





ABOVE: TYPES 3A AND 3B · BELOW: THE UPSIDE-DOWN TYPE 8 HOUSES OF THE UPPER TERRACE

THE BUILDERS

Stoneswood Homes

Cumbrian builders of well-made houses in places people want to live.

Stoneswood Homes build to a standard rather than to a volume, and it shows in every house they finish. Led by Neil Le Sage, the company has built many houses over the years across Cumbria and the Lake District, developments that sit easily in their surroundings and hold their value because of it: stone where stone belongs, slate roofs, deep window reveals, oak inside, and a specification that does not need to be upgraded on the day you move in.

At Hackthorpe, between Penrith and Shap, Stoneswood built a scheme of houses and bungalows in local stone and render on the village edge with open views to the fells, sold through David Britton Estates and finished to a standard that buyers in this part of the world recognise and seek out. Swallows Rise at Sockbridge followed: the most exclusive private development they have built, a new road of luxury three-, four-, five- and six-bedroom homes looking out over the Lakeland fells towards Ullswater, and taken up before the scheme was complete.

Kendal Park is the natural next step: Stoneswood's first luxury development in South Lakeland, a different landscape, and the same approach. Stoneswood choose their ground carefully, usually on the edge of an established community with countryside beyond, and they build for the long term, with highly insulated timber frames behind traditional masonry and heating designed for the decades ahead. The homes are designed to be lived in for decades, by families and by those stepping down from larger houses who do not want to step down in quality.

The result is housing that looks as though it was always meant to be there, built by people who are proud to put their name to it.

THE TOWN

Kendal

The town at the start of the Lakes.

Kendal has been the principal market town of south Westmorland since its charter in the twelfth century, and it still carries itself that way. Built in the pale limestone of the valley, it steps down both banks of the River Kent beneath the ruins of its castle, with a high street of independent shops, a weekly market, and a self-assurance that the resort villages further into the Lakes have long since traded away.

The cultural life is unusually rich for a town of its size. The Brewery Arts Centre runs theatre, cinema and live music year round; Abbot Hall and the Museum of Lakeland Life sit beside the river; and every November the Kendal Mountain Festival fills the town with climbers, film-makers and writers from around the world. There is a good spread of restaurants and pubs, a leisure centre, two supermarkets within easy reach of Kendal Park and Westmorland General Hospital a few minutes away.

The geography is what sets Kendal apart. It sits in the broad valley between two national parks. The Lake District begins eight miles to the west at Windermere, with Kentmere, Longsleddale and the Staveley valley closer still. The Yorkshire Dales begin a few miles east, where the Lune valley opens towards Sedbergh and the great green bulk of the Howgill Fells. Directly above the town, Scout Scar's limestone edge offers one of the finest short walks in the north of England, and from Kendal Park it forms the western horizon.

For those who want the fells but not the full price of living inside the national park, Kendal has always been the sensible answer. It has the schools, the station, the hospital and the shops, and it has the hills in every direction.



FROM THE SITE, LOOKING NORTH-WEST OVER KENDAL TOWARDS THE LAKELAND FELLS

ON THE DOORSTEP

WEST	Scout Scar, Windermere (8 miles), Kentmere and Longsleddale
EAST	The Lune valley, Sedbergh and the Howgill Fells; the Yorkshire Dales
IN TOWN	Brewery Arts Centre, Abbot Hall, Kendal Castle, the weekly market, Kendal Mountain Festival
NEARBY	Westmorland General Hospital, Kendal Leisure Centre, two supermarkets, Oxenholme station

SCHOOLING AND GETTING ABOUT

Well connected

Good schools within walking distance, and London under three hours away.

Kendal Park falls within easy reach of the town's schools. Heron Hill Primary School on Hayfell Avenue is a short walk down the hill, and both of Kendal's secondary schools are close at hand: Kirkbie Kendal School on Lound Road and The Queen Katherine School on Appleby Road, each rated Good by Ofsted and each with a sixth form. Kendal College provides further education in the town, and for those looking to the independent sector, Windermere School, Sedbergh School and Casterton, Sedbergh Preparatory School are all within a comfortable drive.

Few places in Cumbria are as well connected. Oxenholme Lake District station, on the West Coast Main Line, is around a mile from the site. Direct services reach Manchester in a little over an hour, Glasgow and Edinburgh in under two, and London Euston in under three, with the Windermere branch line serving Kendal town station and the Lakes. The M6 is reached at Junction 36 or 37 in around ten minutes, putting Manchester Airport roughly an hour and a quarter away and the Scottish border under an hour.

Closer to home, Kendal's town centre is a few minutes by car or a pleasant walk along the river, and bus routes run from Kendal Parks Road. For the hills, it is simply a matter of choosing a direction.

SCHOOLS

PRIMARY	Heron Hill Primary School, Hayfell Avenue
SECONDARY	Kirkbie Kendal School, Lound Road · The Queen Katherine School, Appleby Road (both with sixth forms)
FURTHER	Kendal College
INDEPENDENT	Windermere School · Sedbergh School · Casterton, Sedbergh Preparatory School

TRAVEL

RAIL	Oxenholme Lake District, West Coast Main Line, around a mile · Manchester a little over an hour · Glasgow and Edinburgh under two · London Euston under three
ROAD	M6 Junctions 36 and 37 around ten minutes · Manchester Airport roughly 1 hour 15 · The Scottish border under an hour
LOCAL	Kendal town centre a few minutes by car; bus routes from Kendal Parks Road

Journey times are approximate and taken from typical timetabled services.

How the homes are made

Stone, slate and timber, put together by people who know the difference.

Every home at Kendal Park is built on a highly insulated timber frame. The elevations are faced in natural limestone and coloured render, and the roofs are natural slate. It is a method Stoneswood have refined over their previous schemes: the frame gives a warm, airtight, fast-drying structure; the stone and slate give the house its weight and its place in the landscape. Windows are composite, with aluminium bi-fold doors opening the living spaces onto the gardens and the view. Front doors are solid, with multipoint locking.

Heating is by air source heat pump. In the conventional houses, underfloor heating warms the ground floor, with radiators to the bedrooms. In the reverse-accommodation homes, the Type 5 and the Type 8s, underfloor heating is to the kitchen and the bathrooms, with radiators elsewhere. The homes are connected to mains water, electricity and drainage. The private street, open space and shared areas will be looked after by a management company, with an estate charge on each home.

Inside, the staircases are oak, with oak spindles or glass balustrades. Kitchens are chosen from a range of designs and fitted with granite worktops, a boiling-water tap and integrated appliances, usually Bosch or Neff. Bathrooms and en-suites come from a quality range with a choice of sanitaryware, and buyers select their tiling from the standard ranges. Reserve early enough and the choices are yours to make.

SPECIFICATION AT A GLANCE

- Highly insulated timber-frame and stone construction
- Natural limestone and coloured render elevations
- Natural slate roofs
- Composite windows; aluminium bi-fold doors
- Multipoint locking front doors
- Air source heat pump; underfloor heating to the ground floor and radiators to the bedrooms (reverse-accommodation homes: underfloor heating to the kitchen and bathrooms)
- Oak staircases with oak spindles or glass balustrades
- Kitchens from a chosen range with granite worktops, boiling-water tap and Bosch or Neff appliances
- Bathrooms from a quality range with a choice of sanitaryware and tiles
- Two parking spaces on every drive; garages to all but the Type 4 and Type 9 houses
- Mains water, electricity and drainage
- Ten-year Q-Assure structural warranty

Kitchen, bathroom and tiling choices from the standard ranges are subject to build stage at the time of reservation.



KITCHEN, TYPE 1: GRANITE WORKTOPS, BOILING-WATER TAP AND INTEGRATED APPLIANCES

THE SITE

Three terraces, one street

Three terraces on a private street, and a view from every one of them.

Kendal Park is entered from Kendal Parks Road at the southern end of the site, where the drive crosses Natland Mill Beck by a bridge and climbs north as a single private street. Open space is kept along the beck at the entrance, and the homes are arranged on three levels either side of the street, with a belt of woodland along the eastern edge.

The lower terrace, on the western side, holds five houses: four substantial four-bedroom homes facing east across the street, each with a balcony off the kitchen and steps down to a west-facing garden, and at the southern corner a detached three-bedroom house with its own double garage. The central street carries the run of family houses along the spine of the site, facing west with gardens to the east, and ends at the northern tip in a shared private drive serving three detached houses. At the southern loop, beside the entrance, are a pair of semi-detached houses and the one-off reverse-accommodation house at plot 24.

The upper terrace, on the higher eastern side with the woodland belt behind it, is given to the contemporary houses: four reverse-accommodation homes with their living rooms on the top floor, two wide-fronted detached houses between them, and at the northern end a three-bedroom house standing on its own with a raised terrace around it. Every home on this terrace faces west over the rooftops of the central street from the highest ground on the site.

The site is being built in two phases. The first takes in the lower terrace and the central street, plots 2 to 17, and will be ready for occupation within the coming year; the southern loop, the upper terrace and plot 1 follow in the second.

Retaining walls take up the changes in level, and trees are planted along the street and through the open space. Every home has two parking spaces on its own drive, and every house except the two- and three-bedroom Type 4 and Type 9 homes also has a garage. Four of the thirty homes, the two apartments and the two Type 4 houses at plots 18 to 21, are already reserved.



FROM THE ENTRANCE, LOOKING NORTH UP THE SITE



THE SITE FROM ABOVE



Site plan for identification only. Not to scale for legal purposes. Layout, landscaping and parking are indicative and may change.

THE SITE

Site plan

The site is entered from the south over Natland Mill Beck. The lower terrace lies to the west (plots 1 to 5), the central street runs up the spine (plots 6 to 17) with a shared private drive at its head, the southern loop holds plots 22 to 24 beside the entrance, and the upper terrace to the east (plots 25 to 31) stands highest with the woodland behind it.

In keeping with convention there is no plot 13. Plots 18 to 21, the two apartments and two of the Type 4 houses, are already reserved.

Site plan for identification only; not to scale. Layout, landscaping and parking are indicative and may change.

Plot schedule

Thirty homes, twenty-six of them for sale; the fifteen homes of phase one are released now. Floor areas are gross internal areas from the architect's drawings and exclude garages. Every home has two parking spaces on its own drive; plot 29 has four and plot 31 three.

Phase one is the lower terrace and the central street, plots 2 to 17, ready within the coming year; the rest follow in phase two, with prices released nearer the time.

Several plots are handed from the floor plan shown for their type; each plot brochure says which.

Each house type is described on the pages that follow, and every plot has its own brochure with images, plan, site plan and write-up.

PLOT	TYPE	BED	BATH	GARAGE	SQ FT	PRICE	PHASE
1	11A	Three	2	Detached double	1,295	To come	2
2	3B	Four	2	Integral	1,441	£535,000	1
3	3A	Four	2	Integral	1,441	£535,000	1
4	3A	Four	2	Integral	1,441	£535,000	1
5	3B	Four	2	Integral	1,441	£535,000	1
6	1	Four	2	Integral	1,602	£575,000	1
7	10	Four	2	Integral	1,213	£435,000	1
8	1	Four	2	Integral	1,602	£575,000	1
9	4	Two	1	None	783	£325,000	1
10	4	Two	1	None	783	£325,000	1
11	2	Three	2	Integral	1,220	£395,000	1
12	2	Three	2	Integral	1,220	£395,000	1
14	2	Three	2	Integral	1,220	£395,000	1
15	2	Three	2	Integral	1,220	£395,000	1
16	9A	Three	1	None	932	£350,000	1

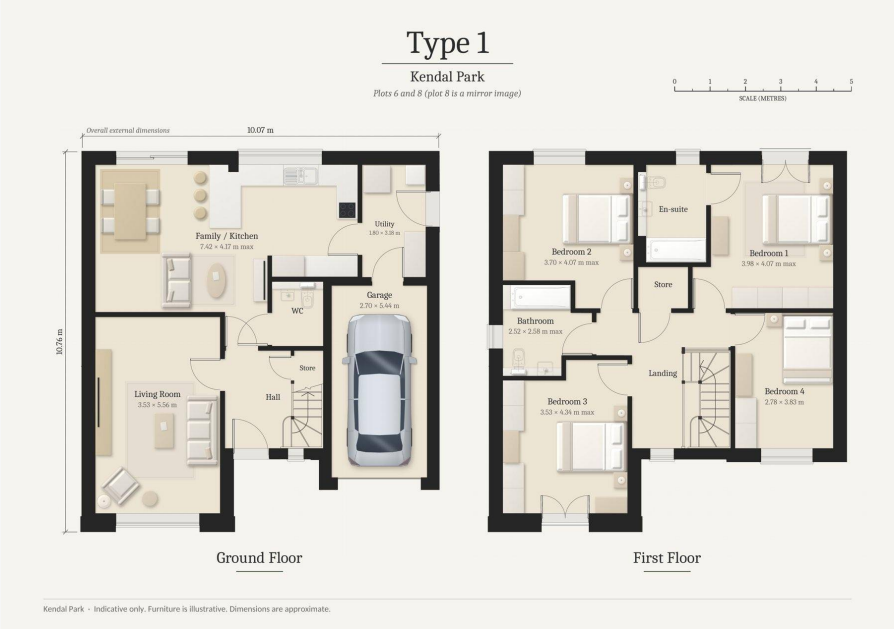
PLOT	TYPE	BED	BATH	GARAGE	SQ FT	PRICE	PHASE
17	9A	Three	1	None	932	£350,000	1
18	4	Two	1	None		Reserved	
19	4	Two	1	None		Reserved	
20	7 (ground floor)	Two	1	Parking		Reserved	
21	7 (first floor)	Two	1	Parking		Reserved	
22	4	Two	1	None	783	To come	2
23	9B	Three	1	None	932	To come	2
24	5	Three and a study	3	Integral	1,600	To come	2
25	8A	Three	2	Integral	1,241	To come	2
26	8A	Three	2	Integral	1,241	To come	2
27	6	Three	2	Integral	1,105	To come	2
28	8B	Three	2	Integral	1,241	To come	2
29	6	Three	2	Integral	1,105	To come	2
30	8B	Three	2	Integral	1,241	To come	2
31	11B	Three	2	Detached single	1,295	To come	2

PART TWO

The house types

Eleven house types, one standard. All dimensions are approximate and taken from the indicative floor plans.





PLOTS 6 AND 8

Type 1

Four bedrooms, integral garage

A substantial detached family house of just over ten metres square, with the whole of the rear given to a 7.4-metre family kitchen that runs the full depth of the plan and opens to the garden. A separate living room sits to the front, with a utility, cloakroom and integral garage completing the ground floor. Upstairs are four bedrooms, the principal with its en-suite and a Juliet balcony, and a family bathroom.

Type 1 is the largest of the four-bedroom houses at 1,602 square feet, and the plan is built around the way families live: the kitchen is the room you spend the day in, so it has the garden, the light and most of the floor, while the living room at the front is a quieter space for the evening. The garage opens directly off the hall for wet-weather days, and the utility keeps the washing out of the kitchen. Upstairs, three of the four bedrooms are proper doubles.

GROUND FLOOR

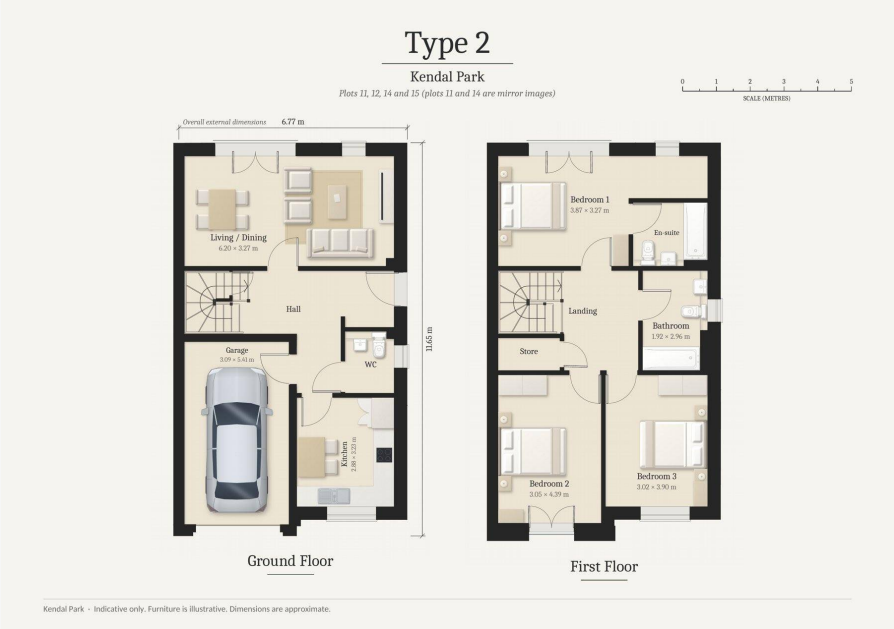
- Hall
- Living room 3.53 × 5.56 m (11'7" × 18'3")
- Family / kitchen 7.42 × 4.17 m (24'4" × 13'8")
- Utility 1.80 × 3.18 m (5'11" × 10'5")
- WC
- Store
- Garage 2.70 × 5.44 m (8'10" × 17'10")

FIRST FLOOR

- Bedroom 1 3.98 × 4.07 m (13'1" × 13'4") with en-suite
- Bedroom 2 3.70 × 4.07 m (12'2" × 13'4")
- Bedroom 3 3.53 × 4.34 m (11'7" × 14'3")
- Bedroom 4 2.78 × 3.83 m (9'1" × 12'7")
- Bathroom 2.52 × 2.58 m (8'3" × 8'6")
- Store

Overall external dimensions 10.07 × 10.76 m (33'0" × 35'4"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOTS 11, 12, 14 AND 15

Type 2

Three bedrooms, integral garage

A well-planned three-bedroom house on a narrow frontage, making its depth work hard. A 6.2-metre living and dining room runs front to back, with a separate kitchen, cloakroom and integral garage. The principal bedroom has its own en-suite and a Juliet balcony, and the two further bedrooms are both genuine doubles.

Small on the street, surprisingly large inside: the full-depth living and dining room gives a sense of space that a house of this width rarely manages, and the separate kitchen keeps the cooking out of sight. The front door sits in the side wall, so the house presents its garage and living-room window to the street and keeps its entrance private. It suits a couple, a small family or anyone who wants a garage without the upkeep of a larger house.

GROUND FLOOR

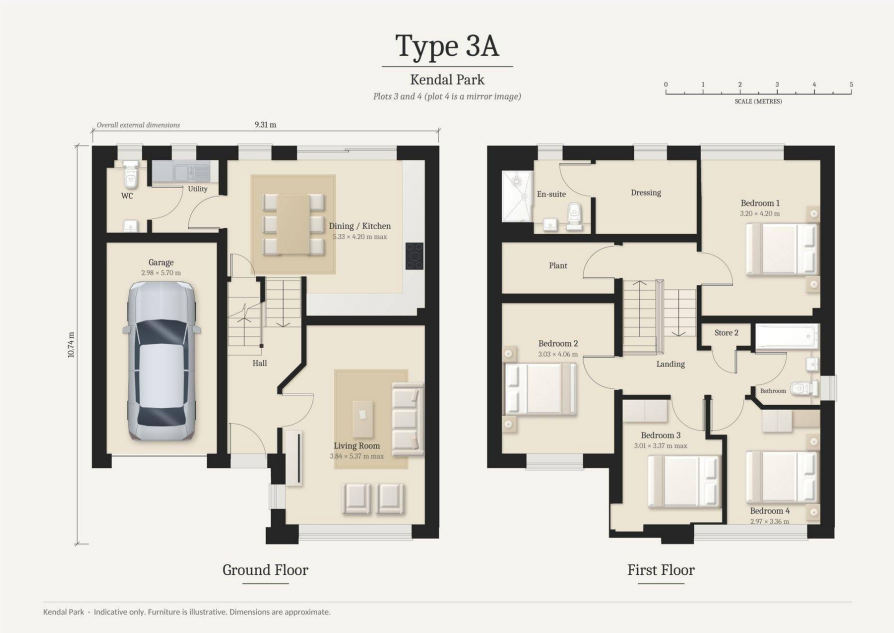
- Hall
- Living / dining 6.20 × 3.27 m (20'4" × 10'9")
- Kitchen 2.88 × 3.23 m (9'5" × 10'7")
- WC
- Store
- Garage 3.09 × 5.41 m (10'2" × 17'9")

FIRST FLOOR

- Bedroom 1 3.87 × 3.27 m (12'8" × 10'9") with en-suite
- Bedroom 2 3.05 × 4.39 m (10'0" × 14'5")
- Bedroom 3 3.02 × 3.90 m (9'11" × 12'10")
- Bathroom 1.92 × 2.96 m (6'4" × 9'9")

Overall external dimensions 6.77 × 11.65 m (22'3" × 38'3"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOTS 3 AND 4 (3A); PLOTS 2 AND 5 (3B)

Types 3A and 3B

Four bedrooms, integral garage, balcony

The two variants share a plan and differ outside, where the 3B has an additional window in the side wall of the living room. A dining kitchen of 5.3 metres sits across the rear with a utility off it and a balcony with steps down to the garden, a separate living room to the front, a cloakroom, a plant room and an integral garage. The principal bedroom suite has its own dressing area as well as an en-suite, and the three further bedrooms share a family bathroom.

One of the larger four-bedroom plans, and the only one with a balcony off the kitchen: on the lower terrace the ground falls away to the west, so the dining kitchen opens onto a deck with the evening sun and steps down to the garden. The principal suite has its own dressing area, something rarely found at this size, and the plant room keeps the heat pump equipment out of the utility.

GROUND FLOOR

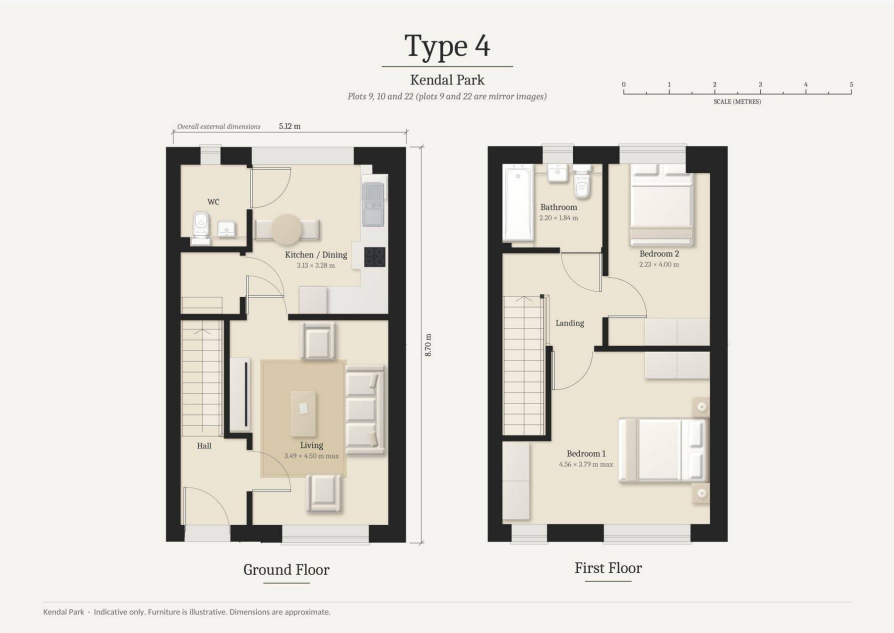
- Hall
- Living room 3.84 × 5.37 m (12'7" × 17'7")
- Dining / kitchen 5.33 × 4.20 m (17'6" × 13'9") with balcony
- Utility
- WC
- Plant
- Store
- Garage 2.98 × 5.70 m (9'9" × 18'8")

FIRST FLOOR

- Bedroom 1 3.20 × 4.20 m (10'6" × 13'9") with dressing area and en-suite
- Bedroom 2 3.03 × 4.06 m (9'11" × 13'4")
- Bedroom 3 3.01 × 3.37 m (9'11" × 11'1")
- Bedroom 4 2.97 × 3.36 m (9'9" × 11'0")
- Bathroom

Overall external dimensions 9.31 × 10.74 m (30'7" × 35'3"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOTS 9, 10 AND 22 (PLOTS 18 AND 19 RESERVED)

Type 4

Two bedrooms

A compact two-bedroom house with a living room of 4.5 metres to one side of the hall and a dining kitchen to the other, plus a cloakroom. Upstairs the principal bedroom is a large double at 4.56 by 3.79 metres, with a second bedroom and the bathroom. Well suited to a first home, a lock-up-and-leave base near the station, or an investment.

The smallest house on the site, planned for people who want a new home without a large one: a living room that takes a proper sofa, a kitchen with room to eat in, and a principal bedroom large enough for a king-size bed and wardrobes. Two parking spaces on the drive. For a first buyer, someone working from Kendal and travelling from Oxenholme, or an investor, it is hard to find better in a setting like this.

GROUND FLOOR

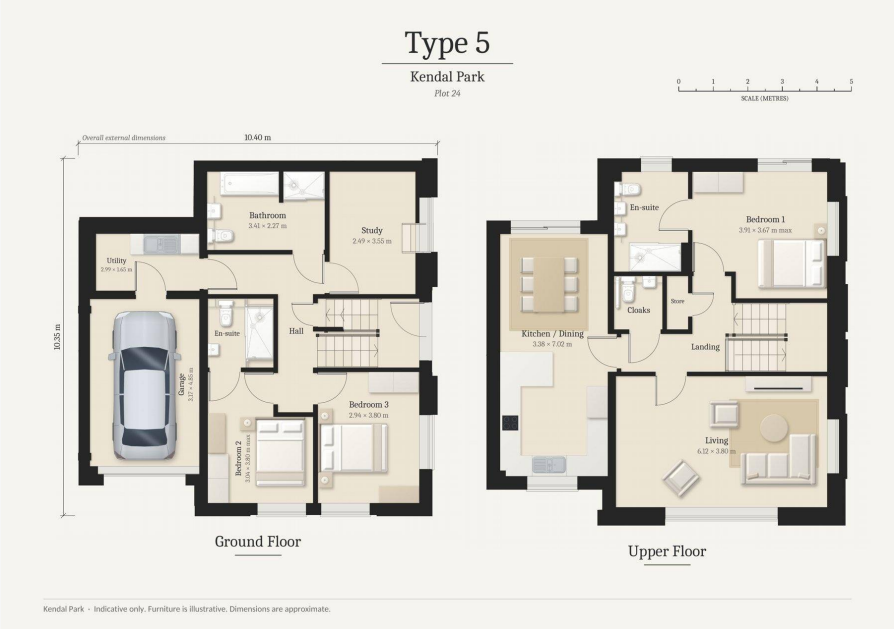
- Hall
- Living 3.49 × 4.50 m (11'5" × 14'9")
- Kitchen / dining 3.13 × 3.28 m (10'3" × 10'9")
- WC

FIRST FLOOR

- Bedroom 1 4.56 × 3.79 m (15'0" × 12'5")
- Bedroom 2 2.23 × 4.00 m (7'4" × 13'1")
- Bathroom 2.20 × 1.84 m (7'3" × 6'0")

Overall external dimensions 5.12 × 8.70 m (16'10" × 28'7"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOT 24

Type 5

Three bedrooms and study, integral garage, reverse accommodation

A one-off, built with reverse accommodation. The living rooms are placed on the upper floor to take the view, with a 7-metre kitchen and dining room, a 6.1-metre living room opening to a balcony, and the principal bedroom with en-suite on the same level. The ground floor holds two further bedrooms, one en-suite, a study, a family bathroom, a utility and the garage.

The house for someone who wants the view above everything else. The upper floor is the living floor: a long kitchen and dining room, a living room with a balcony, and the principal bedroom alongside so that the whole of daily life is lived at tree height. Downstairs is for guests, children and work, with two bedrooms, a study and the garage. A one-off, and the only home of its kind on the site.

GROUND FLOOR

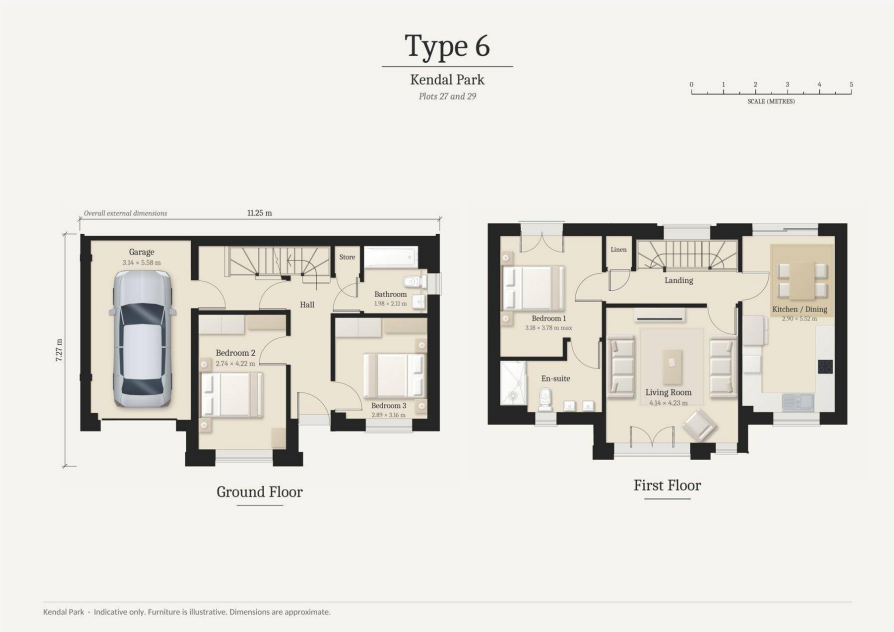
- Hall
- Bedroom 2 3.04 × 3.80 m (10'0" × 12'6") with en-suite
- Bedroom 3 2.94 × 3.80 m (9'8" × 12'6")
- Study 2.49 × 3.55 m (8'2" × 11'8")
- Bathroom 3.41 × 2.27 m (11'2" × 7'5")
- Utility 2.99 × 1.65 m (9'10" × 5'5")
- Garage 3.17 × 4.85 m (10'5" × 15'11")

UPPER FLOOR

- Landing
- Kitchen / dining 3.38 × 7.02 m (11'1" × 23'0")
- Living 6.12 × 3.80 m (20'1" × 12'6") with balcony
- Bedroom 1 3.91 × 3.67 m (12'10" × 12'0") with en-suite
- Cloaks
- Store

Overall external dimensions 10.40 × 10.35 m (34'1" × 33'11"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOTS 27 AND 29

Type 6

Three bedrooms, integral garage

A wide-fronted detached house of over eleven metres, with a 5.5-metre kitchen and dining room, a square living room of 4.1 by 4.2 metres and an integral garage. Three bedrooms upstairs, the principal en-suite with a Juliet balcony, with a family bathroom.

A wide, low-slung house that spreads itself along the terrace rather than climbing: the living room is almost square, which makes it easy to furnish, and the kitchen and dining room runs the depth of the house to the garden. Three good bedrooms and a garage under the same roof. Plot 29 adds four driveway spaces to the garage, the most parking of any house on the site.

GROUND FLOOR

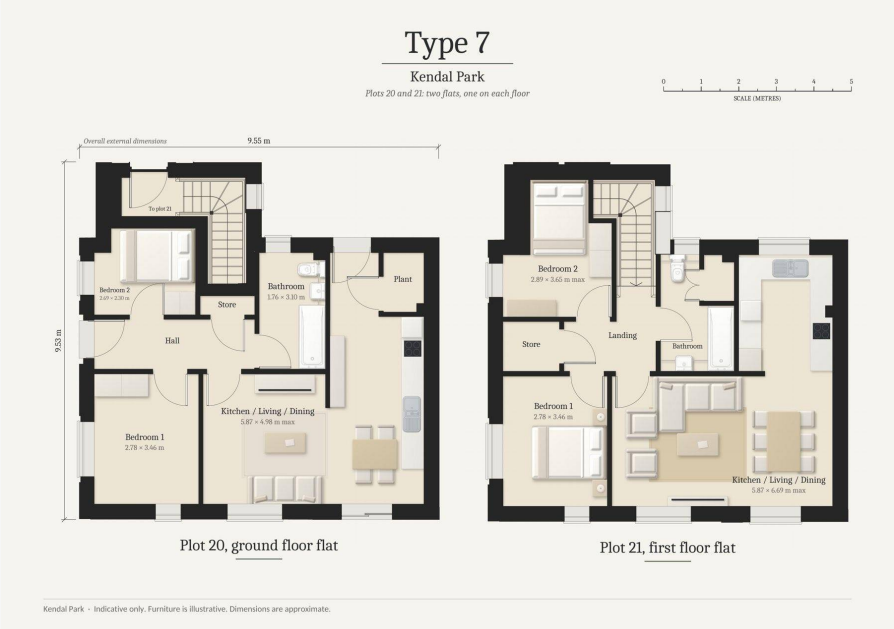
- Hall
- Living room 4.14 × 4.23 m (13'7" × 13'11")
- Kitchen / dining 2.90 × 5.52 m (9'6" × 18'1")
- Store
- Garage 3.14 × 5.58 m (10'4" × 18'4")

FIRST FLOOR

- Bedroom 1 3.18 × 3.78 m (10'5" × 12'5") with en-suite
- Bedroom 2 2.74 × 4.22 m (9'0" × 13'10")
- Bedroom 3 2.89 × 3.16 m (9'6" × 10'4")
- Bathroom 1.98 × 2.11 m (6'6" × 6'11")
- Linen

Overall external dimensions 11.25 × 7.27 m (36'11" × 23'10"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOTS 20 AND 21 · RESERVED

Type 7

Two-bedroom apartments

Two apartments in a single stone lodge at the eastern end of the central street, one to each floor, each with an open-plan kitchen, living and dining room, two bedrooms and a bathroom. The first-floor apartment has the larger living space at 6.7 metres and the better outlook.

Both apartments have been reserved and are not offered for sale through David Britton Estates. They are shown here so that the site can be read as a whole.

PLOT 20, GROUND FLOOR

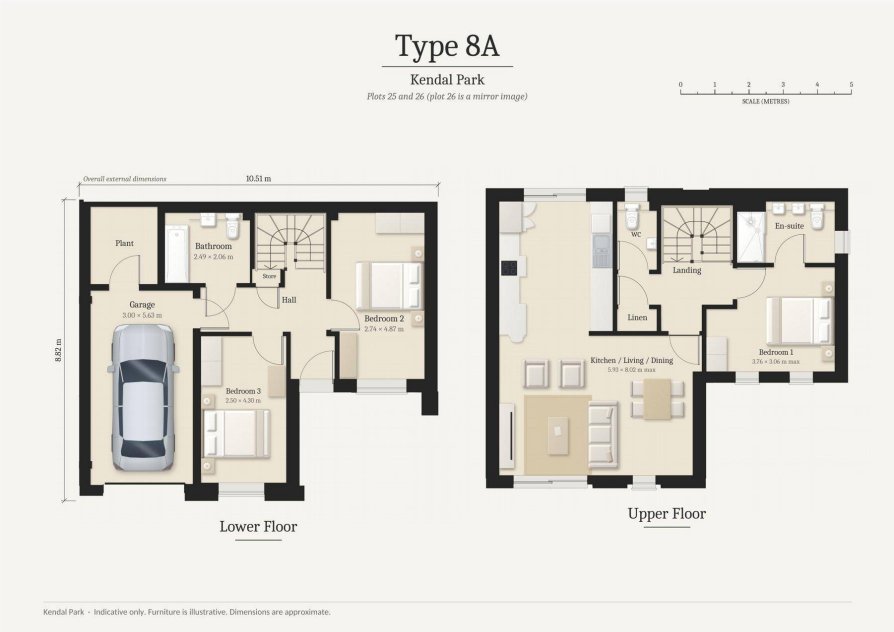
- Hall
- Kitchen / living / dining 5.87 × 4.98 m (19'3" × 16'4")
- Bedroom 1 2.78 × 3.46 m (9'1" × 11'4")
- Bedroom 2 2.69 × 2.30 m (8'10" × 7'7")
- Bathroom
- Store
- Plant

PLOT 21, FIRST FLOOR

- Landing
- Kitchen / living / dining 5.87 × 6.69 m (19'3" × 21'11")
- Bedroom 1 2.78 × 3.46 m (9'1" × 11'4")
- Bedroom 2 2.89 × 3.65 m (9'6" × 12'0")
- Bathroom 1.76 × 3.10 m (5'9" × 10'2")
- Store

Overall external dimensions 9.55 × 9.53 m (31'4" × 31'3"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOTS 25 AND 26 (8A); PLOTS 28 AND 30 (8B)

Types 8A and 8B

Three bedrooms, integral garage, reverse accommodation

The contemporary houses of the upper terrace, clad in timber above stone and built with reverse accommodation. The whole upper floor is one room of 5.9 by 8 metres, kitchen, dining and living together, with bi-fold doors to a balcony and the view west across Kendal. Below are three bedrooms, the principal with its en-suite, a family bathroom and the garage. The 8B is a fraction wider and has an additional window to the en-suite at the rear.

These are the houses that give the upper terrace its character: timber cladding over stone, slate roofs, and one great room on the top floor with bi-fold doors to a balcony and the whole of Kendal and Scout Scar laid out beyond. Kitchen, dining and living share the space, so cooking, eating and sitting all have the view. The bedrooms below are quiet and cool, and the garage is at the door. A plan that makes sense of a hillside.

LOWER FLOOR

- Hall
- Bedroom 1 3.76 × 3.06 m (12'4" × 10'0") with en-suite
- Bedroom 2 2.74 × 4.87 m (9'0" × 16'0") (8B: 2.85 × 4.87 m (9'4" × 16'0"))
- Bedroom 3 2.50 × 4.30 m (8'2" × 14'1")
- Bathroom 2.49 × 2.06 m (8'2" × 6'9")
- Linen
- Store
- Garage 3.00 × 5.63 m (9'10" × 18'6")

UPPER FLOOR

- Landing
- Kitchen / living / dining 5.93 × 8.02 m (19'5" × 26'4") with balcony
- WC
- Plant

Overall external dimensions 10.51 × 8.82 m (34'6" × 28'11") (8B: 10.61 × 9.10 m (34'10" × 29'10")). Plans are indicative only; furniture is illustrative and dimensions are approximate.



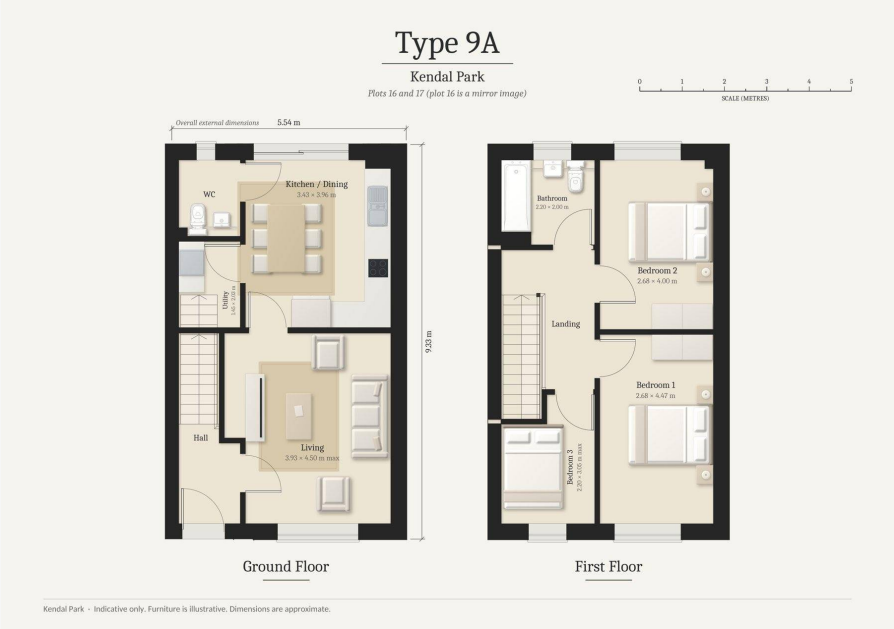
PLOTS 16 AND 17 (9A); PLOT 23 (9B)

Types 9A and 9B

Three bedrooms

A three-bedroom house with a 4.5-metre living room to the front, a dining kitchen to the rear, a utility and a cloakroom. The three bedrooms and bathroom are on the first floor, the principal with a Juliet balcony. 9B is a slightly wider version of the same plan.

A straightforward three-bedroom house for a growing household: living room at the front, kitchen and dining room at the back opening to the garden, utility and cloakroom off the hall, and three bedrooms and a bathroom upstairs. Two parking spaces on the drive. The pair at plots 16 and 17 face west across the street; plot 23, the wider 9B, sits on the southern loop beside the entrance.



GROUND FLOOR

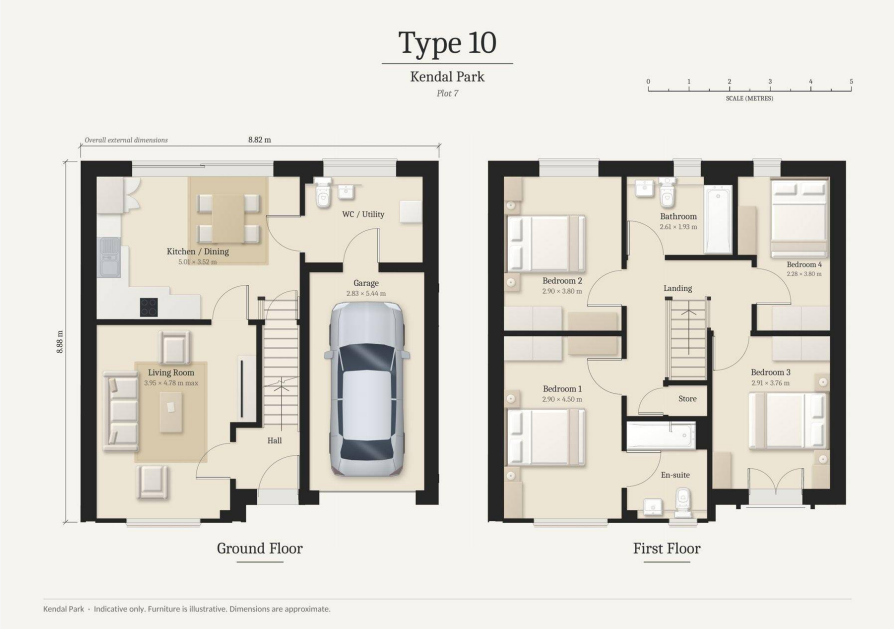
- Hall
- Living 3.93 × 4.50 m (12'11" × 14'9") (9B: 3.99 × 4.50 m (13'1" × 14'9"))
- Kitchen / dining 3.43 × 3.96 m (11'3" × 13'0") (9B: 3.49 × 3.96 m (11'5" × 13'0"))
- Utility 1.45 × 2.03 m (4'9" × 6'8")
- WC

FIRST FLOOR

- Bedroom 1 2.68 × 4.47 m (8'10" × 14'8")
- Bedroom 2 2.68 × 4.00 m (8'10" × 13'1")
- Bedroom 3 2.20 × 3.05 m (7'3" × 10'0")
- Bathroom 2.20 × 2.00 m (7'3" × 6'7")

Overall external dimensions 5.54 × 9.33 m (18'2" × 30'7") (9B: 5.60 × 9.33 m (18'4" × 30'7")). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOT 7

Type 10

Four bedrooms, integral garage

A square-planned detached house with a 5-metre dining kitchen, a separate living room, a combined utility and cloakroom and an integral garage. Four bedrooms above, the principal with an en-suite and Juliet balcony, and the fourth a comfortable single or study.

A compact four-bedroom house that gives nothing away in room sizes: the dining kitchen is five metres long, the living room nearly the same, and the principal bedroom has a 4.5-metre run of wall for wardrobes. The fourth bedroom is a comfortable single or a study. The only Type 10 on the site, it stands on the shared private drive at the head of the central street with the woodland behind.

GROUND FLOOR

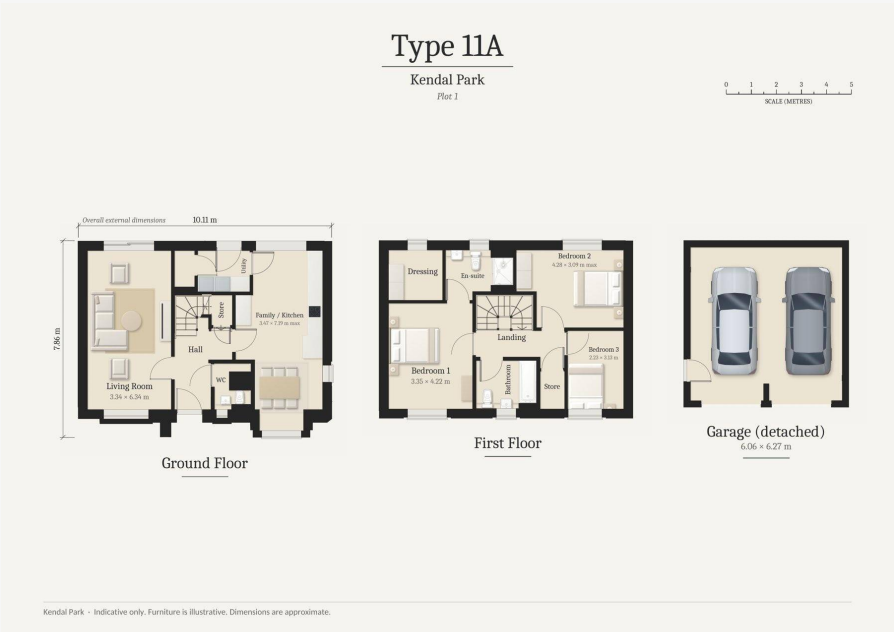
- Hall
- Living room 3.95 × 4.78 m (13'0" × 15'8")
- Kitchen / dining 5.01 × 3.52 m (16'5" × 11'7")
- WC / utility
- Store
- Garage 2.83 × 5.44 m (9'3" × 17'10")

FIRST FLOOR

- Bedroom 1 2.90 × 4.50 m (9'6" × 14'9") with en-suite
- Bedroom 2 2.90 × 3.80 m (9'6" × 12'6")
- Bedroom 3 2.91 × 3.76 m (9'7" × 12'4")
- Bedroom 4 2.28 × 3.80 m (7'6" × 12'6")
- Bathroom 2.61 × 1.93 m (8'7" × 6'4")

Overall external dimensions 8.82 × 8.88 m (28'11" × 29'2"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOT 1

Type 11A

Three bedrooms, detached double garage

A generously proportioned detached house, ten metres wide, with a 7.2-metre family kitchen along one side and a 6.3-metre living room along the other, a utility and a cloakroom. The principal bedroom has a dressing room, en-suite and Juliet balcony; the second bedroom is a large double. A detached double garage stands beside the house.

The house with the most ground around it. Plot 1 stands alone at the south-western corner of the site, and the plan makes the most of it: the family kitchen runs the length of one side, the living room the length of the other, and the detached double garage stands clear of the house so that the garden wraps round three sides. Upstairs the principal suite has a dressing room as well as an en-suite, and a Juliet balcony to the south.

GROUND FLOOR

- Hall
- Living room 3.34 × 6.34 m (10'11" × 20'10")
- Family / kitchen 3.47 × 7.19 m (11'5" × 23'7")
- Utility
- WC
- Store

FIRST FLOOR

- Bedroom 1 3.35 × 4.22 m (11'0" × 13'10") with dressing room and en-suite
- Bedroom 2 4.28 × 3.09 m (14'1" × 10'2")
- Bedroom 3 2.23 × 3.13 m (7'4" × 10'3")
- Bathroom
- Store

DETACHED GARAGE

- 6.06 × 6.27 m (19'11" × 20'7")

Overall external dimensions 10.11 × 7.86 m (33'2" × 25'9"). Plans are indicative only; furniture is illustrative and dimensions are approximate.





PLOT 31

Type 11B

Three bedrooms, detached garage, raised terrace

The companion to 11A, with a slightly larger living room, a detached single garage and a raised terrace running round the house. A 6.3-metre family kitchen with utility, a 6.3-metre living room, cloakroom, and a principal suite with dressing room, en-suite and Juliet balcony above.

The companion to plot 1, at the opposite corner of the site, and the only house with a raised terrace around it. From the terrace the view runs west over the rooftops to the town; the living room is slightly larger than its twin and the garage is a detached single, with a double available at additional cost. The principal suite has a dressing room, en-suite and Juliet balcony. For someone stepping down from a larger house who does not want to step down in quality, this is the one to see.

GROUND FLOOR

- Hall
- Living room 4.19 × 6.34 m (13'9" × 20'10")
- Family / kitchen 3.47 × 6.34 m (11'5" × 20'10")
- Utility
- WC
- Store

FIRST FLOOR

- Bedroom 1 3.35 × 4.22 m (11'0" × 13'10") with dressing room and en-suite
- Bedroom 2 4.28 × 3.09 m (14'1" × 10'2")
- Bedroom 3 2.23 × 3.13 m (7'4" × 10'3")
- Bathroom 2.41 × 1.91 m (7'11" × 6'3")
- Store

DETACHED GARAGE

- 3.09 × 6.27 m (10'2" × 20'7")

Overall external dimensions 10.88 × 7.07 m (35'8" × 23'2"). Plans are indicative only; furniture is illustrative and dimensions are approximate.

RESERVING A HOME

Kendal Park

STONESWOOD HOMES

Kendal Park is being sold exclusively through David Britton Estates. Phase one, plots 2 to 17, is released now and available to reserve off plan, with completion expected within the coming year, and phase two will follow with prices released nearer the time; reserving early secures the plot of your choice and, where the build programme allows, your choice of kitchen, bathroom and tiling from the standard ranges.

To arrange a site visit, discuss a particular plot or request the brochure for an individual house type, contact David Britton Estates.

DAVID BRITTON ESTATES

Penrith 40 Business Park, Penrith, Cumbria

davidbritton@brittonestates.co.uk · 07387 277228

Kendal Park, Kendal Parks Road, Kendal, Cumbria (nearest postcode LA9 7SN)

IMPORTANT NOTICE

All computer-generated images are indicative only; finishes, furniture, views and landscaping may differ. Floor plans are indicative, furniture is illustrative and all dimensions are approximate; some plots are handed from the plans shown. Floor areas are gross internal areas from the architect's drawings and exclude garages. The site plan is for identification only and not to scale. Specification details are correct at the time of going to print but may be subject to change. An estate charge will apply to each home for the upkeep of the private street and shared areas; the figure is to be confirmed. Travel times are approximate. These particulars do not form part of any contract.