



Three architect-designed dormer bungalows and a four-bedroom bungalow, Orchard House, on the western fringes of the Lake District.



STRAWBERRY HOW ROAD
COCKERMOUTH · CA13 9XQ

SOLE AGENTS

Call Scott Freeman-Wooding at Grisdales on
07377 226428 for further information and to view the
show home.

Contact Grisdales 01900 829 977
Email: scottfreemanwooding@grisdales.co.uk



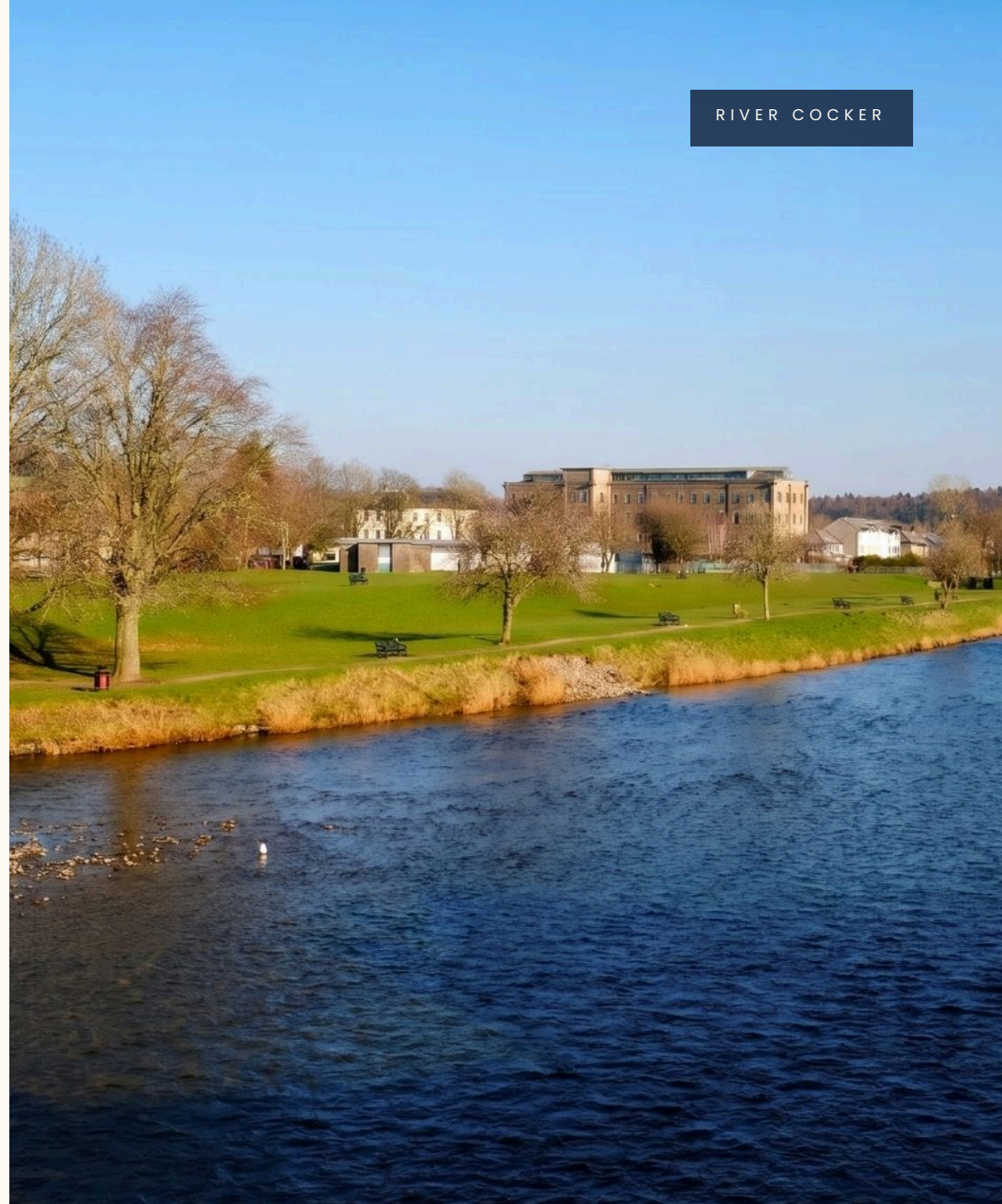


Four bungalows, on the western fringes of the Lake District.

Set in an elevated position with open views over the Lake District countryside, the development sits at the edge of Cockermouth, in the western end of the Lake District and only a 20-minute drive to the central Lakes and the M6.

The scheme comprises **Orchard Place**, three architect-designed dormer bungalows, and the adjacent **Orchard House**, originally built by the developer twenty years ago for their own office use and now a back-to-shell high quality bungalow conversion.

Twenty years ago, the same developer converted the neighbouring Strawberry How (the former Victorian Cockermouth Grammar School) into thirty-eight unique homes. Orchard Place takes its place beside it.





THREE DORMER BUNGALOWS

Orchard Place

Three architect-designed deluxe dormer bungalows combining heritage materials with a high-specification interior. A slate-stone walled entrance driveway leads to the homes, which enjoy complete privacy. Open-plan living spaces are enhanced by vaulted ceilings with electrically operated Velux rooflights. Bi-fold and sliding doors open onto landscaped gardens and Indian sandstone patios.

FOUR-BEDROOM BUNGALOW

Orchard House

A spacious, comprehensively refurbished bungalow with four double bedrooms and a generous newbuild sunroom extension that opens directly to the garden patio. An additional 600 sq ft of full-height open-plan loft space, fitted with windows, lighting and power, provides flexibility for an office, playroom or further accommodation.

SITE PLAN – AVAILABILITY

Strawberry How Road, Cockermouth



The site sits at the elevated end of Strawberry How Road, with each home set behind its own driveway and garden.

1 No. 1 Orchard Place
SOLD

2 No. 2 Orchard Place
Available · 1,489sqft

3 No. 3 Orchard Place
Available · 1,512sqft

ORCHARD HOUSE Orchard House
SOLD

SOLD
Plot 1 and Orchard House

AVAILABLE
Plots 2 and 3

Plan shown for orientation only.
Boundaries indicative; full plans available from the agent.



Four homes — completed, ready for occupation. *Just bring your furniture.*



No. 1 Orchard Place

Three bedrooms · Two shower rooms

1,489 SQ FT · 3 BED · GARAGE

An individually designed three-bedroom dormer bungalow with open-plan living and a first-floor master bedroom suite extending to 520 sq ft. Private brick-walled rear garden; garage with electric sectional Hörmann door.



No. 2 Orchard Place

Three bedrooms · Two shower rooms

1,489 SQ FT · 3 BED · GARAGE

A very similar design to No. 1, with some slightly different finishing touches. Three bedrooms, first-floor master bedroom suite, private rear garden and garage with electric sectional Hörmann door.



No. 3 Orchard Place

Three bedrooms · Two shower rooms

1,512 SQ FT · 3 BED · GARAGE

A slightly larger three-bedroom dormer bungalow, with an enhanced open-plan living space, vaulted ceilings and a 520 sq ft first-floor master bedroom suite. Secluded, larger private garden; garage with electric sectional Hörmann door.



Orchard House

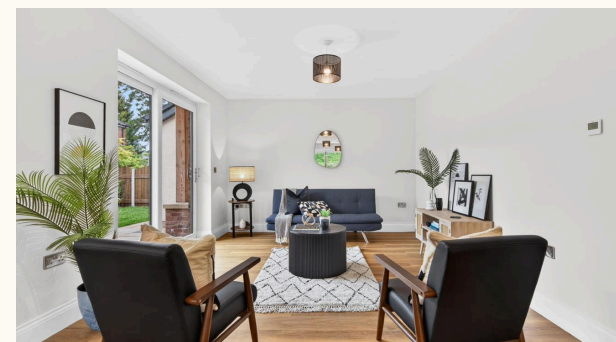
Bungalow with four double bedrooms

1,806 SQ FT · 4 DOUBLE BED

Completely refurbished bungalow with sunroom extension. Generous open-plan living, four double bedrooms, deluxe family shower room and en suite. Plus 600 sq ft of open-plan loft space.

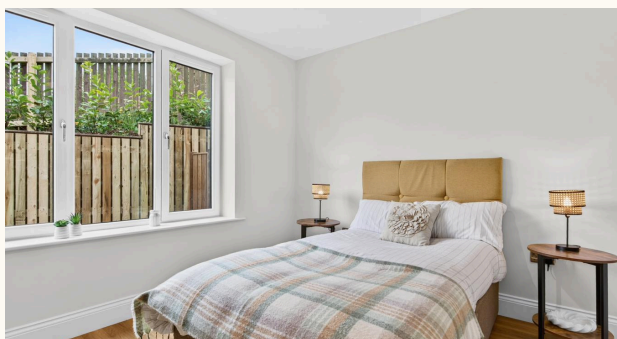
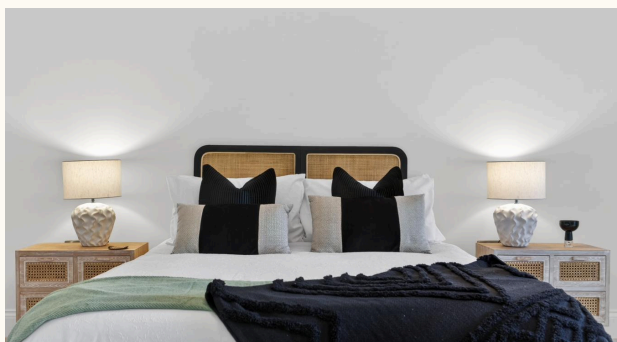
Where the day *unfolds.*

Open-plan kitchen, dining and living, opening through bi-folds to landscaped patios. Vaulted ceilings and Velux skylights flood the spaces with light.



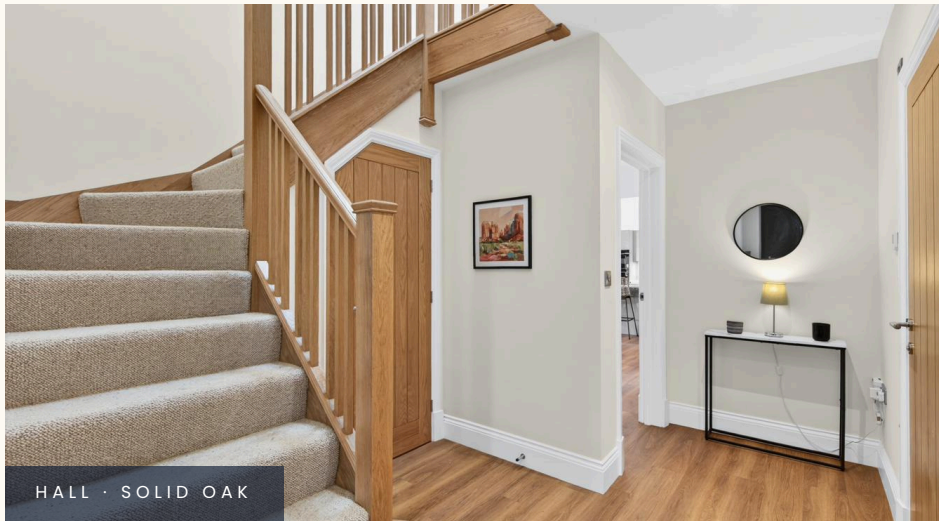
Quiet *hours.*

Generous bedrooms with vaulted master suites, en-suite shower rooms with Duravit fittings and Amtico flooring throughout the principal spaces.



Details *matter.*

Solid oak staircases, Kersaint Cobb wool carpets,
Indian sandstone patios and landscaped private
gardens to every home.



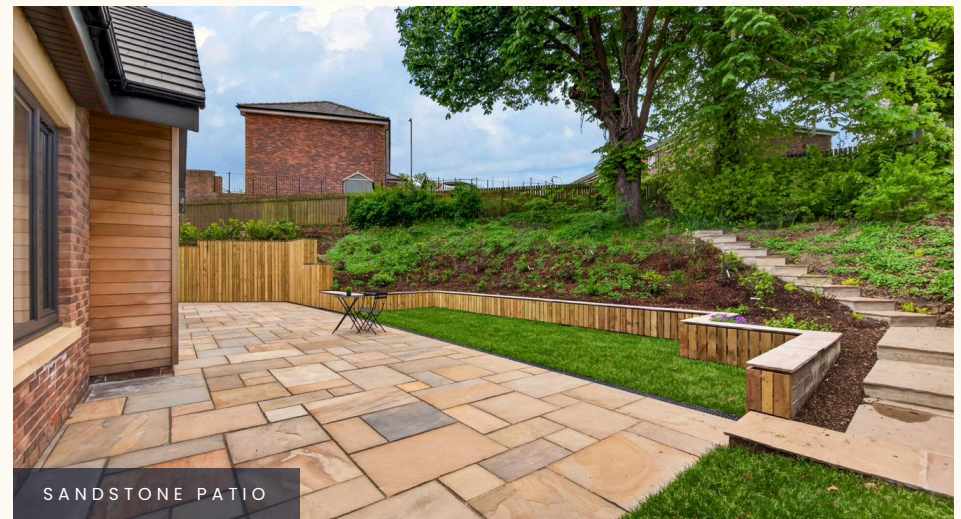
HALL · SOLID OAK



COBB WOOL CARPETS



PRIVATE GARDEN



SANDSTONE PATIO

FLOOR PLAN

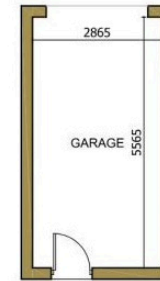
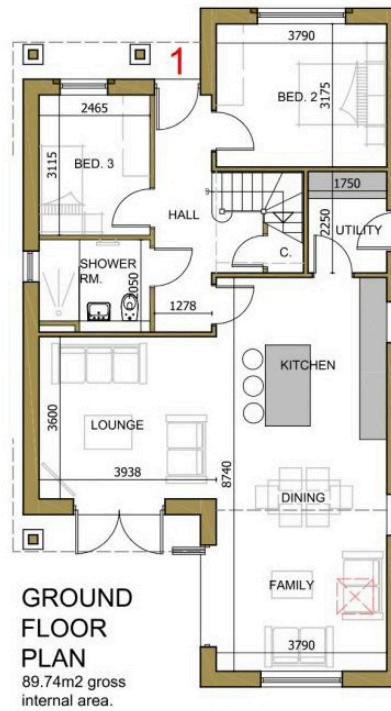
No. 1 Orchard Place

Three bedroom dormer bungalow

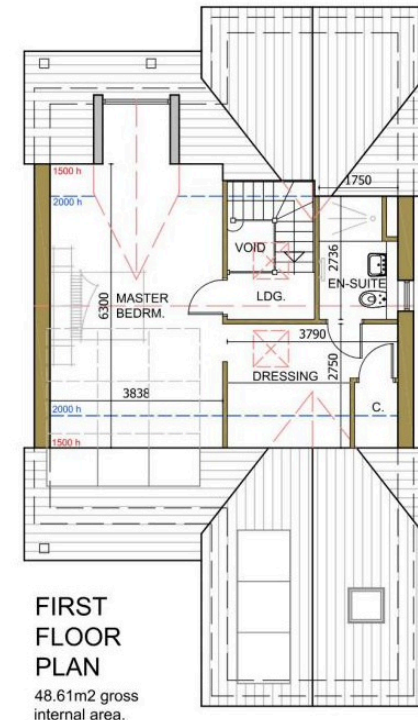
BEDROOMS	3
SHOWER ROOMS	2
GROUND FLOOR	966 sq ft
FIRST FLOOR	523 sq ft
TOTAL INTERNAL	1,489 sq ft
GARAGE	Detached

FEATURES

- 520 sq ft first-floor master suite
- Open-plan kitchen, dining & family
- Vaulted ceiling with Velux rooflights
- Private brick-walled rear garden



TOTAL
138.35m² gross internal area, (1489 sq. ft.) excluding detached garage.



FLOOR PLAN

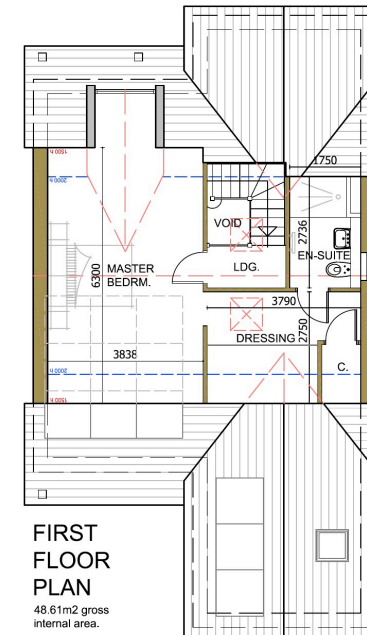
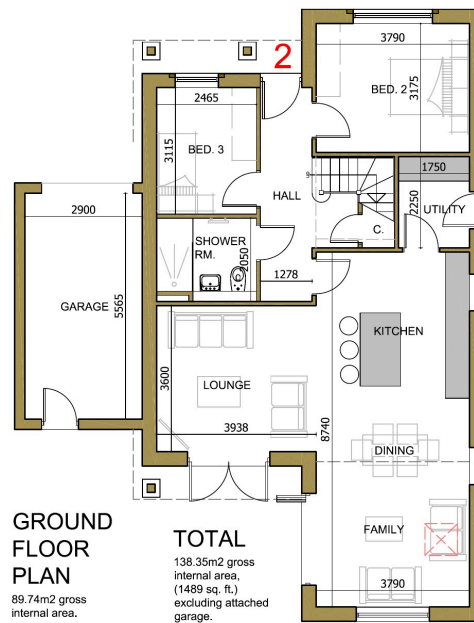
No. 2 Orchard Place

Three bedroom dormer bungalow

BEDROOMS	3
SHOWER ROOMS	2
GROUND FLOOR	966 sq ft
FIRST FLOOR	523 sq ft
TOTAL INTERNAL	1,489 sq ft
GARAGE	Attached

FEATURES

- Same dimensions as No. 1, mirrored layout
- Slightly different finishing touches
- 520 sq ft first-floor master suite
- Vaulted ceiling with Velux rooflights



FLOOR PLAN

No. 3 Orchard Place

Three bedroom dormer bungalow

BEDROOMS **3**

SHOWER ROOMS **2**

GROUND FLOOR **989 sq ft**

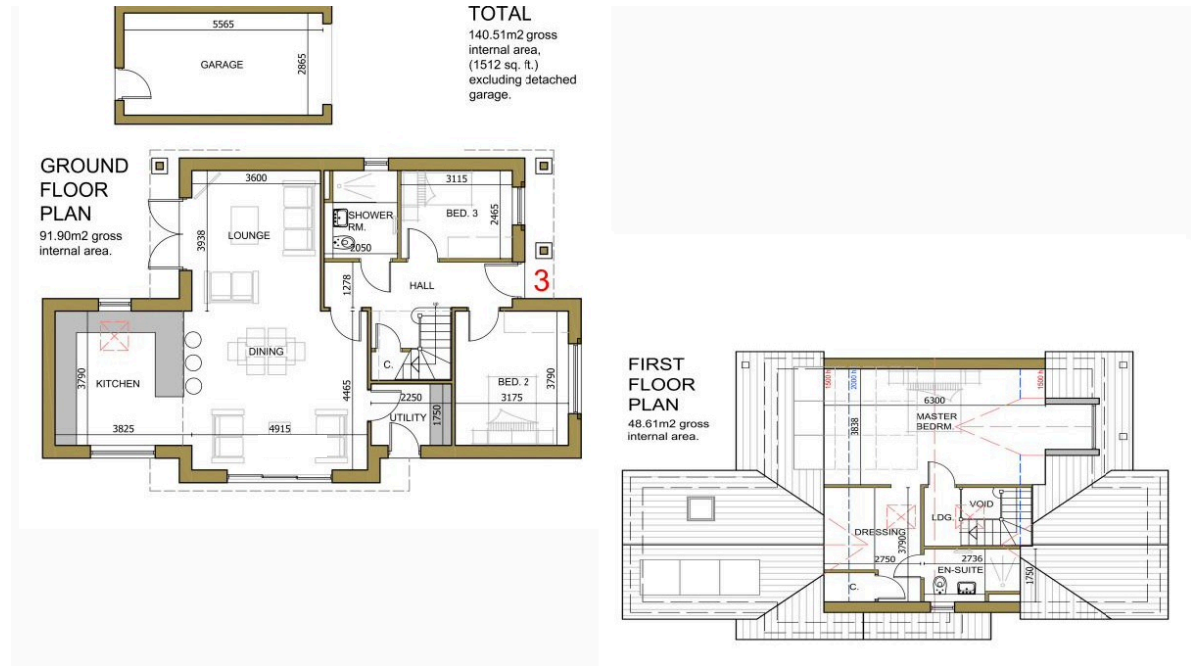
FIRST FLOOR **523 sq ft**

TOTAL INTERNAL **1,512 sq ft**

GARAGE **Detached**

FEATURES

- Enhanced open-plan living space
- Vaulted ceilings with rooflights
- 520 sq ft first-floor master suite
- Secluded, larger private garden



FLOOR PLAN

Orchard House

Four bedroom single-storey bungalow

BEDROOMS **4**

SHOWER ROOMS **2 + WC**

INTERNAL AREA **1,807 sq ft**

TOTAL **1,806 sq ft**

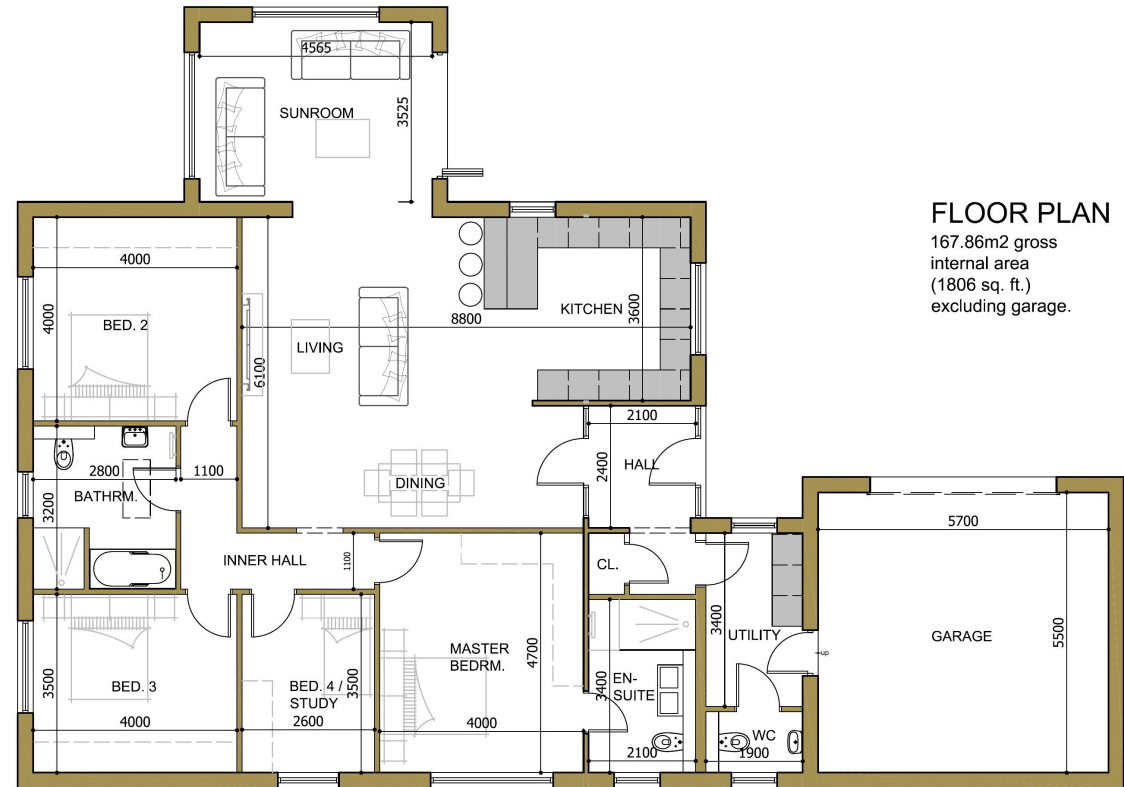
LOFT SPACE **+ 600 sq ft**

GARAGE **Double · 340 sq ft**

FEATURES

- Newbuild sunroom extension
- Master en suite with double vanity
- Walk-in rain shower & family bath
- Full-height loft space – windowed, wired

ORCHARD HOUSE



FLOOR PLAN

167.86m² gross
internal area
(1806 sq. ft.)
excluding garage.



Häcker

KITCHENS · GERMAN

Siemens

APPLIANCES

Quooker

INSTANT HOT WATER

Silestone

QUARTZ WORKTOPS



A premium specification, throughout.

INDEPENDENT INSPECTION

“Overall three well-presented properties with a high level of workmanship and finishes throughout, completed to a high standard, to which site manager Phillip Hartley and the entire build team should be commended.”

DONN ARCHER, LABC INSPECTOR — FOLLOWING 19 SITE INSPECTIONS DURING CONSTRUCTION

WHAT SETS ORCHARD PLACE APART

Superior location on the Cokermonth outskirts · Consistent craftsmanship · Timeless design · Attention to detail · Premium brand selection.

BUILD & FINISH

- Heritage bricks with honey-toned **sandstone** window & door surrounds; Orchard House smooth-rendered with brick details
- Anthracite double-glazed energy-efficient windows
- **Hörmann Thermo46** premium front doors in Orchard Place. Substantial composite door with glazed side screens in Orchard House
- Solid **oak staircases** in Orchard Place; matching oak internal doors throughout
- Block-paviour driveways with parking for several cars in addition to the garages
- **10-year LABC insurance-backed warranties** on Orchard Place

ENERGY & SYSTEMS

- **Solar panels** with battery storage on every property
- **Worcester Bosch** gas boilers; Orchard Place ground floor on underfloor heating
- Orchard Place: **EDEL air source heat pump** with 200-litre hot water tank
- High-output premium **column radiators** on first floor in Orchard Place and ground floor in Orchard House
- **Velux** electric rooflights with remote control in Orchard Place
- Mains electricity, gas, water, drainage. Full fibre with **Cat 6** cabling throughout

KITCHEN, BATH & ENERGY RATING

- **Häcker** kitchens with **Silestone Quartz** worktops, **Quooker** instant hot water tap
- Predominantly **Siemens** integrated appliances
- **Duravit** bathroom fittings; underfloor heating to all shower rooms; dual-fuel heated rails
- **Amtico** flooring in main living areas; **Kersaint Cobb** wool-blend carpets to bedrooms
- **EPC A** · No. 1 Orchard Place
- **EPC A** · No. 2 Orchard Place
- **EPC A** · No. 3 Orchard Place
- **EPC B** · Orchard House



BASSENTHWAITE LAKE — 7 MILES



A Gem Town at the gateway to the Lakes.

Designated a "Gem Town" by the Council for British Archaeology in 1964 for its exceptionally well-preserved Georgian and Victorian architecture, Cockermouth sits at the confluence of the rivers Cocker and Derwent, and is renowned as the birthplace of William Wordsworth.

LIFESTYLE

A thriving high street of independent shops, cafés and restaurants. The Lake District National Park is on the doorstep, with walking, cycling and outdoor pursuits within minutes.

SERVICES

Supermarkets, healthcare, pharmacies and banking on the doorstep. Highly regarded primary and secondary schools nearby, alongside leisure facilities and community services.

TRANSPORT

The A66 connects directly to Keswick, Penrith and the M6. Carlisle offers mainline rail to London Euston in around 3.5 hours. Local bus routes serve surrounding villages.

CULTURE

Wordsworth's birthplace, All Saints Church, independent galleries, an active calendar of local events, and the Jennings brewery, Cumbria's longest-established.

A Cumbrian developer of *three decades' standing.*

The team has developed over 150 homes in Cumbria, principally through the 1990s and early 2000s. Operating across several development companies over the years – the current vehicle being Lees House Limited, established in December 2001 – their largest local undertaking was the conversion of the former Cocker-mouth Grammar School, a Victorian listed building, into thirty-eight unique homes between 2004 and 2005.

More recently the focus has shifted to commercial development in the South East of England, notably the redevelopment of Grove Business Park, fifteen miles south of Oxford. Across a six-year programme the entire 32-acre, 250,000 sq ft site was remodelled to suit current business needs, and a further 250,000 sq ft of mixed-use detailed planning consent obtained. The fully-let estate was subsequently sold to Oxford University Endowment Management.

Orchard Place sits a stone's throw from Strawberry How, the same site they returned to two decades on.

LEES HOUSE LIMITED · ESTABLISHED 2001



STRAWBERRY HOW – GRAMMAR SCHOOL CONVERSION, 2004

VIEWING ARRANGEMENTS

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SCAN ME



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