

Lunesdale



An attractive collection of
2 & 3 bedroom bungalows



THE LUNE VALLEY

Welcome to Lunesdale



A life to embrace,
in a beautiful place.

Contents



The moment when you
look at each other and just
know, this is the place.



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Homes full of happy moments



At Applethwaite, we're
passionate about the homes
we create and the service
we build around them.

We build beautiful homes for people who are looking for peace of mind and a more idealistic lifestyle.

Choosing the best locations, close to bigger towns, in greener village locations that offer more space to breathe.

When planning our new homes, we always consider the sensitivity of the local community. That's why our designs and the materials we use are sympathetic to the landscape of the local area. That same level of thought goes into each property. We invest in the build quality by focusing on the finer details that will make your home extra special.

As a part of the Eric Wright Group, we look beyond the homes we build to support good causes in our local communities. Any additional funds we generate above our operating costs are converted into regular contributions to our chosen charities. So when you choose an Applethwaite home, you can relax knowing that you're helping to make life better for someone, somewhere else too.

We think it's a good way to build homes. The Eric Wright Group is owned by the Eric Wright Charitable Trust.



Life in an Applethwaite home

is full of happy
moments to
share, enjoy
and celebrate.



There comes a time when you can focus on the things you really want. When you can picture yourself living in a home that's so beautifully designed, it fits your future plans in every way. Now, that moment has arrived.

You'll love the dedication to detail, inspired finishing touches and outstanding build quality that define the Applethwaite approach. But most of all, you'll love being here in your beautiful new bungalow, enjoying the life you've always dreamed of. Welcome to the first of many happy moments. Welcome to Lunesdale.



The moment when you find the perfect location



THE LUNE VALLEY AQUEDUCT



WILLIAMSON PARK



FOREST OF BOWLAND

We pick our locations with care. Every aspect of lifestyle and landscape is carefully considered to find the kind of place you'll be happy to call home. And at Lunesdale, we've found the perfect spot.

Designed exclusively for the over 55s, this select development of 2 and 3 bedroom homes in the beautiful Lancashire village of Brookhouse has everything you need to make life exactly how you want it to be.

Nestling in the stunning Forest of Bowland and The Lune Valley, on the outskirts of Lancaster, Lunesdale offers the best of all worlds, with rural tranquillity and outstanding, historic attractions all close by.

For nature lovers, you can spend your time out in the countryside, taking in the fresh air while enjoying one of the many scenic walking or cycling trails through the green rolling hills, beautiful villages, and along the many waterways. You can also listen to the birds and stop to watch the abundant wildlife.

For more exotic wildlife, Williamson Park, in Lancaster, is home to a tropical butterfly house and mini-zoo, and its elevated position is perfect for taking in panoramic views of the area. Elsewhere, in this historic city, you will be spoilt for choice, from farmer's markets to independent boutiques, a diverse range of pubs and restaurants, and a vibrant arts scene. However you like to spend your time unwinding, this friendly city has it all.

Or if you are the sporty type, there are tennis clubs, golf clubs and fishing lakes, all just a short drive or bike ride away from Lunesdale.

Everything is in place for you to enjoy every moment in your new Applethwaite home.



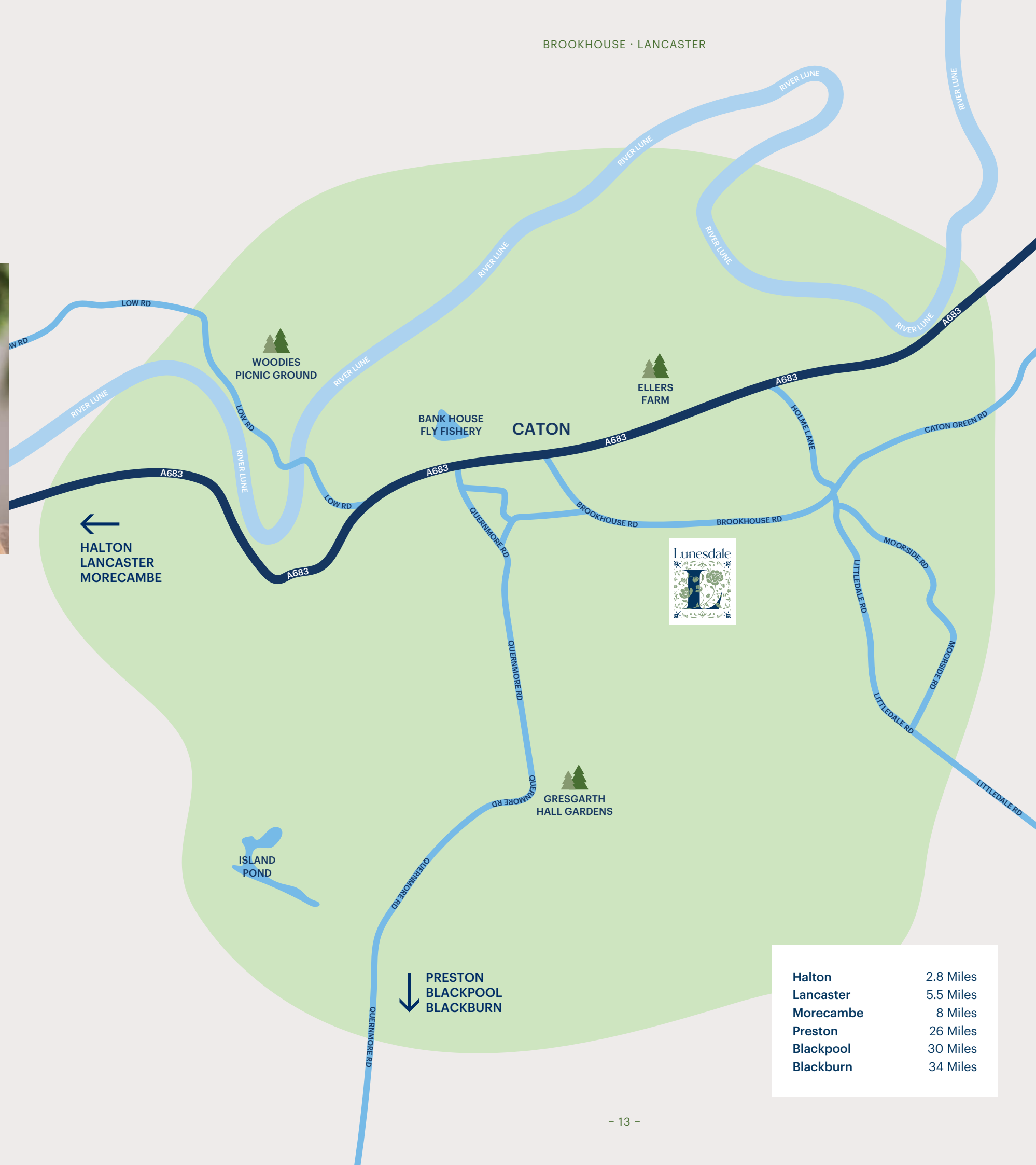
This exclusive development of just 25 homes is situated off Hawthorn Close, in the picturesque village of Brookhouse. You can choose between three outstanding bungalow designs: 2 bedroom semi-detached, 2 bedroom detached with garage, and 3 bedroom detached with integrated garage. However you like to live, Lunesdale has an inspirational home to suit you, in this delightful rural, yet well connected, village setting.

Brookhouse, and its neighbouring villages of Caton and Halton, offer a warm welcoming sense of community with everything you could need for comfortable modern living, with supermarkets, pubs, eateries, libraries, doctors' surgeries and churches.

And you couldn't be better connected. As well as having excellent access to the M6, the nearby railway station has direct services to London, Manchester, Glasgow and Edinburgh. With handy local bus services and exceptional rail and road connections, major cities and attractions across the country are easily accessible for you to explore to your heart's content.

Closer to home, thoughtful planning creates a welcoming sense of community in this idyllic setting for modern living. Enjoy every moment in your new Applethwaite home.

You can see exactly where Lunesdale is located by using What3words: **workbook.waving.pipe** or the postcode: **LA2 9NR**.



Halton	2.8 Miles
Lancaster	5.5 Miles
Morecambe	8 Miles
Preston	26 Miles
Blackpool	30 Miles
Blackburn	34 Miles

Everybody should have a new home moment



Sitting in your Applethwaite home for the first time is a beautiful moment. There's a feeling of pride, but also something deeper, a sense that everything has been carefully designed and wonderfully realised to create a truly modern living environment where every detail has been thought through.

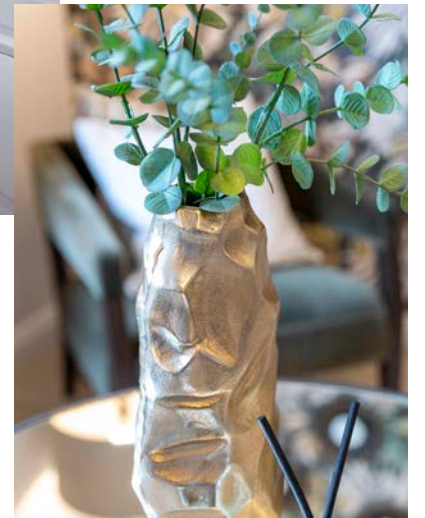
And as you start to enjoy life in your new home, that feeling stays with you, with moments that make your day and moments that make all the difference to your life.



EXAMPLE BEDROOM



EXAMPLE BATHROOM



Design features

created just the way you like them.

We put everything we have into creating the kind of home design that has everything you need. Whether you prefer detached or semi-detached living, you'll discover that every single feature is carefully planned and beautifully realised, so our homes don't just look good at a distance, but up close too, with every exterior designed to blend in seamlessly with the local environment and every interior detail designed to exceed expectations. The character of each home draws its design inspiration from the traditions of the past, blended with a more modern way of living.

It's the things we think of that make all the difference to your living experience. We believe that if an interior is worth designing, it's worth designing well, so as you look around, you'll discover well-conceived kitchen spaces, smart appliances and impressively stylish bathrooms.



EXAMPLE LIVING SPACE

Our standard specification has *more*



- Contemporary kitchens with a range of integrated appliances
- Laminate worktops with upstands
- En-suite to master bedroom
- TV and BT points to the lounge and master bedroom
- Designer bathrooms with Vitra sanitary ware
- Bathroom tiling by Porcelanosa
- Electric car charging points installed to all homes
- UPVC double glazing*
- Flagged paths and patios
- Outside lights to front and rear of all homes
- Underfloor heating with air source heat pumps
- 10 year structural warranty

Our Sales Advisors can talk through our standard specification in more detail.

[†] Our standard specification is for guidance only. Details may be amended. Contact our Sales Advisors for more details.
^{*} UPVC double glazing is for ease of maintenance.



EXAMPLE KITCHEN AND DINING ROOM



Site plan



 The Yewdale
3 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE

 The Grasmere
2 BEDROOM DETACHED
HOMES WITH GARAGE

 The Whinfell
2 BEDROOM DETACHED AND
SEMI-DETACHED HOMES



The Yewdale

3 BEDROOM DETACHED HOME
WITH INTEGRATED GARAGE



ARTIST'S IMPRESSION

PLOTS: 1 / 3 / 9 / 10 / 11 / 12 / 13
14 / 17 / 19 / 20 / 21 / 22 / 25



KITCHEN / DINING
4966 x 4500 16'4" x 14'9"

UTILITY
1873 x 2400 6'2" x 7'11"

LOUNGE
3948 x 4154 12'11" x 13'8"

BEDROOM 1
3364 x 3961 11'0" x 13'0"

EN-SUITE
2532 x 1203 8'4" x 3'11"

BEDROOM 2
4660 x 4565 15'4" x 15'0"

BEDROOM 3
2845 x 3225 9'4" x 10'7"

BATHROOM
1966 x 2400 6'5" x 7'11"



The Grasmere

2 BEDROOM DETACHED
HOME WITH GARAGE



ARTIST'S IMPRESSION

PLOTS: 2 / 4 / 5 / 6 / 8 / 15 / 16 / 18



KITCHEN / DINING
3100 x 5679 10'2" x 18'8"

LOUNGE
3320 x 5136 14'3" x 13'8"

BEDROOM 1
3026 x 4569 10'0" x 15'0"

EN-SUITE
3026 x 1203 10'0" x 3'11"

BEDROOM 2
3276 x 3588 10'9" x 11'9"

BATHROOM
3100 x 1900 10'2" x 6'3"

The Whinfell
2 BEDROOM
DETACHED HOME



PLOT: 7



KITCHEN / DINING
3155 x 6382 10'4" x 20'11"

LOUNGE
4377 x 3287 14'4" x 10'9"

BEDROOM 1
2770 x 4411 9'1" x 14'6"

EN-SUITE
2724 x 1000 8'11" x 3'3"

BEDROOM 2
2643 x 3005 8'8" x 9'10"

BATHROOM
2724 x 1900 8'11" x 6'3"



The Whinfell

2 BEDROOM
SEMI-DETACHED HOME



ARTIST'S IMPRESSION

PLOTS: 23 / 24



KITCHEN / DINING
3155 x 6382 10'4" x 20'11"

LOUNGE
4377 x 3287 14'4" x 10'9"

BEDROOM 1
2770 x 4411 9'1" x 14'6"

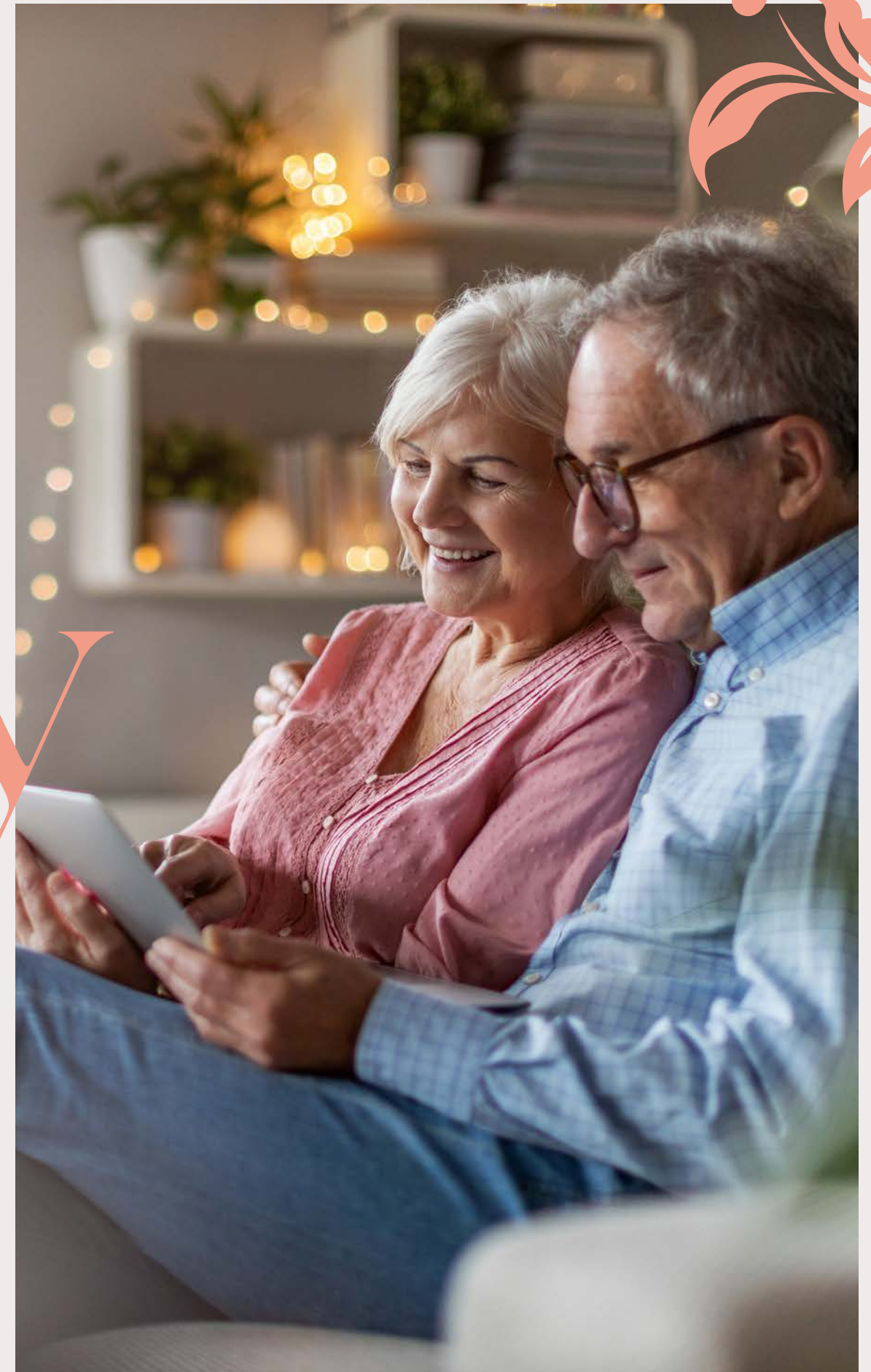
EN-SUITE
2724 x 1000 8'11" x 3'3"

BEDROOM 2
2643 x 3005 8'8" x 9'10"

BATHROOM
2724 x 1900 8'11" x 6'3"

Our dedication
makes all the
difference to

your
journey





We're passionate about our homes, our communities and the customer experiences we build around them.

For us, life is all about being considerate about everything from the way we build, to the way we look after every Applethwaite customer. So the same level of care we've taken in creating our Lunesdale community is reflected in every step of your home buying journey. You'll find we have more time for you, guiding you through the process, responding personally to any questions you may have and generally being there when you need us. It's our way of ensuring that everything is carefully thought out, before, during and after you move in.





HAWTHORN CLOSE
BROOKHOUSE · LANCASTER



01772 229 590
info@applethwaite-homes.co.uk
applethwaite-homes.co.uk

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