



GRISDALES

LAND & NEW HOMES



CHURCH CRESCENT

CLEATOR

EXCLUSIVE NEW HOMES IN A BEAUTIFUL COUNTRYSIDE SETTING





Overview

An exceptional four-bedroom detached family home forming part of an exclusive development at Church Crescent, Cleator.

Designed with modern living in mind, the property offers a superb balance of style and space, featuring an impressive open-plan kitchen, dining and family area with tri-fold doors opening onto the garden, alongside a separate lounge and study. Finished to a high specification throughout, this is a home

perfectly suited to both everyday living and entertaining, all within a peaceful village setting close to the Lake District.

Built with efficiency and sustainability at its core, the home benefits from a modern hybrid heating system incorporating a gas boiler, air source heat pump and solar panels. Underfloor heating and high levels of insulation further enhance comfort while helping to reduce running costs, creating a stylish yet energy-conscious home designed for the future.



Living Spaces

The ground floor has been thoughtfully designed to maximise space, light and flow, centred around an impressive open-plan kitchen, dining and family area to the rear. This space is flooded with natural light, with tri-fold doors opening directly onto the garden, creating a superb environment for both entertaining and day-to-day family life.

The kitchen is finished to a high standard, featuring stone worktops, an island and breakfast bar, integrated appliances and useful larder pantry. A separate utility room adds practicality and additional storage.

To the front of the property, a spacious lounge provides a more traditional and relaxing living space, while a dedicated study offers flexibility for home working or additional family use.



Bedrooms & Bathrooms

The first floor offers four well-proportioned bedrooms, including three doubles and a single room.

The master bedroom is positioned to the front and benefits from a dressing area and a contemporary ensuite shower room, creating a private and comfortable retreat. Two rear-facing bedrooms enjoy pleasant open views across the surrounding countryside.

A modern family bathroom serves the remaining bedrooms, all finished with quality fittings in keeping with the overall specification of the home.



Outside

Externally, the property enjoys an attractive frontage with a covered slate porch and a contemporary anthracite grey entrance door. A driveway provides off-road parking for two to three vehicles.

The enclosed rear garden is laid to lawn with a patio seating area, ideal for outdoor dining and relaxation. Side access to both sides of the house adds convenience, while external lighting completes the finish.



Floorplan



Specification

KEY FEATURES

All homes are comprehensively equipped with premium features from numerous suppliers renowned for quality in their field. Personal inspection is recommended to fully appreciate these homes.

Build & Finish

- ~ High-quality new build by Ostle Homes
- ~ Development by local family-run Knock Murton Ltd
- ~ Architectural design by Daniel Sowerby
- ~ Traditional construction with modern energy-efficient methods
- ~ High levels of insulation throughout
- ~ Contemporary anthracite grey uPVC double glazing
- ~ Semi-glazed anthracite grey front door with covered slate porch
- ~ Oak-style internal doors or equivalent quality finish
- ~ Smooth plastered walls and ceilings ready for decoration
- ~ External lighting to front and rear

~ Enclosed rear garden laid to lawn with patio seating area

~ Driveway providing off-road parking for 2–3 vehicles

Kitchen & Utility

- ~ Contemporary fitted kitchen with stone worktops
- ~ Central island and breakfast bar with feature pendant lighting
- ~ Integrated dishwasher, oven, microwave, extractor fan and ceramic hob
- ~ Dedicated space for American-style fridge freezer (appliance not included)
- ~ Larder pantry cupboard for additional storage
- ~ Separate utility room with matching cabinetry
- ~ Space and plumbing for washing machine and tumble dryer

Bathrooms & Ensuite

- ~ Contemporary sanitaryware throughout
- ~ Ensuite shower room to principal bedroom
- ~ Family bathroom with modern fittings
- ~ Tiling to wet areas (subject to specification)
- ~ Heated towel rails
- ~ Quality taps and fittings

EPC & Energy Efficiency

Designed with sustainability and efficiency in mind, the property includes:

- ~ Dual Fuel: Gas Boiler/Air source heat pump
- ~ Solar panels
- ~ Underfloor heating to the ground floor
- ~ High levels of insulation
- ~ Energy-efficient double glazing

These features combine to create a home that offers lower running costs and improved environmental performance, supporting modern, energy-conscious living.

Please note flooring is not included allowing you to put your own stamp on the property



Cleator & The Local Area

Situated in the village of Cleator, the property benefits from a peaceful setting surrounded by open countryside, while still being well connected to nearby towns.

The village offers a strong sense of community alongside local amenities, including Cleator Cricket Club, nearby pubs such as The Crown Inn and The Keekle Inn, and a selection of well-regarded primary schools.

The location provides easy access to Whitehaven, Ennerdale and the wider Lake District National Park, making it ideal for those seeking a quieter lifestyle with excellent outdoor opportunities.



Location



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Viewing Arrangements

Contact us to make an appointment.

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For more information

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