



JUBILEE GARDENS

Stainton, Penrith

Plots 12-18





Bring your dream home to life...

Building award winning homes for over 40 years!

An exciting opportunity to purchase a brand new home in the heart of Stainton.

P L O T S 1 2 - 1 8

WELCOME TO STAINTON



Jubilee Gardens is a development situated within the quaint village of Stainton, close to the market town of Penrith, and on the border of the Lake District National Park. Sitting within the parish of Dacre, Stainton is a desirable location boasting a population of approximately 800 people.

The popular village has excellent transport links, with the A66 and A592 accessible from the main junctions into and out of the village. The development has close links to Penrith's main M6 motorway at J40. Positioned approximately 4 miles from the shore of Lake Ullswater, Jubilee Gardens takes full advantage of the local landscape, with Stainton offering idyllic scenery.

PLOTS 12 - 18

● Plot Number



Please note CGI's/Visuals are indicative and may be subject to change. This site plan is correct at the time of release, however, may change at a later date. Purchaser cannot rely on the details or landscaping shown on this plan.

Each home within Jubilee Gardens has been designed with our customer in mind, whether you're looking for a modern home with open plan living, or a bungalow with plenty of green space, we've got you covered.

IN THE AREA

Stainton C of E Primary School can be found a few minutes walk from Jubilee Gardens. Situated within a close-knit community, Stainton school has a brilliant reputation for providing high quality education to those at primary school age. Stainton school also has a strong pastoral support system which helps pupils to develop a sense of responsibility for themselves, their peers, their school and the wider community.



The Kings Arms Inn is a traditional village pub which sits within close proximity to Jubilee Gardens. Serving home-cooked food daily, and with a wide range of beer and ale, The Kings Arms Inn really is a great venue for socialising within Stainton.



Positioned on the edge of Jubilee Gardens, The Brantwood Hotel is an early 18th Century former country residence with a comfortable and relaxing atmosphere. The oak beamed bar and restaurant offers an extensive and delightfully British menu using freshly prepared locally sourced ingredients and great selection of beer and wines.



Stainton Village Hall sits within the heart of the local community, offering a range of facilities and events. The village hall is positioned on the border of Jubilee Gardens, and offers a venue hire service, exercise classes, a community café as well as several other popular events.



Stainton Methodist Church is a small church with a congregation of around 25, with a weekly traditional worship service. In addition, the church hosts several events for the local community, offering worship, teaching, and generous inclusive hospitality.



Approximately 1 mile from Jubilee Gardens, Rheged is a gallery, café, cinema, shopping venue, workplace and creative space which is a great hub for entertainment. Attached to the venue is a petrol station, open from 6am-10pm, including a shop and deli. Whether you're looking to find out more about Cumbria's landscape and history, or simply want to enjoy a night at the cinema, Rheged is a great local attraction for all ages.



Dalemain Historic House and Gardens, home to the annual "World's Original Marmalade Awards & Festival", is a fine stately home with a beautiful Georgian facade of dressed pink stone. It stands in 5 acres of landscaped gardens and parkland, and both the house and the gardens are open to the public.



Ullswater is the second largest lake in the English Lake District, being about 7 miles long and 0.75 miles wide, with a maximum depth a little over 60 metres. It was carved out by a glacier in the last Ice Age, and the idyllic village of Pooley Bridge sits on the shore. Approximately 4 miles from Jubilee Gardens, Pooley Bridge offers a range of pubs and restaurants, with activities such as paddle boarding and kayaking also available, not to mention the endless amounts of walking routes.





ABOUT US

Atkinson Homes have been building award winning homes for over 40 years, from first time buyer one bedroom apartments to exclusive luxury family homes in prestigious locations in and around Penrith and Keswick, across the Eden Valley and throughout Cumbria.

Our new homes are uniquely tailored to their location and surroundings and we pride ourselves on being able to accommodate each customer's needs where practical. Your new home will be built in accordance with all relevant technical and building regulations. All stages of the construction will be inspected by our experienced construction staff, Local Authority Building Control and NHBC as home warranty provider. Upon completion NHBC will issue a 10 Year building warranty certificate- considered to be the UK's leading new home warranty provider.





OUR VISION

Our aim for Jubilee Gardens is to remain sympathetic to the area, and beautiful surroundings of the development. Our house types have been carefully tailored to ensure they are in keeping with the village, with each new home providing the perfect blend of stylishness and privacy. Jubilee Gardens is set back from the main road running through Stainton, its position made to feel peaceful, taking full advantage of open green space and natural landscape.

Most of all, we want to ensure your new home really is *brought to life...*

An Atkinson home is well-known for contemporary design and high-quality finish and exceeding expectations. We are extremely proud of our workmanship and deluxe specification, offering unrivalled attention to detail.

FOR THE FUTURE

We are committed to making changes in the bid to improve, protect and enhance biodiversity, and ultimately improve our carbon footprint. It is our aim to maximise opportunities for biodiversity enhancement where appropriate, following all guidelines within the Habitat and Species Regulations.

Through our developments we strive to keep improving local communities as best we can. Providing large open spaces, community buildings, office buildings and aiding in education through construction or financial contributions. A specific aim of ours is to plant 10,000 native trees over the next 10 years, creating ecosystems for a variety of species.

Our new homes are ultra-insulated, and air tight, minimising energy required for heating. All of our new homes are fitted with Solar PV panels, maximising daylight and passive solar gain through the orientation of the dwellings. We strive to work towards an A energy rating that would help to produce more energy than used, keeping our homes at a regulated temperature all year round.

Our collection of homes at Jubilee Gardens will come with EV charging points ensuring they are fit for the future, and ultimately helping our customers to reduce their carbon footprint.

OUR PROMISE

We promise to monitor our Carbon Footprint, striving to decrease it annually through the adoption of innovative products and technologies, stringent waste and recycling management, and monitoring electricity, fuel, and water consumption.



THE BEXTON - PLOT 1 2



The Bexton is a 4 bedroom home, with 2 bathrooms, including master ensuite and a downstairs WC. Boasting an open plan kitchen/diner and spacious lounge, it really is the perfect home for modern living.

Upstairs the master bedroom boasts an ensuite as well as 3 other additional bedrooms.



Kitchen/Diner 6.6 x 3.4m
Utility 2.1 x 2.8m
Lounge 5 x 3.3 m

GIA-57.6m²



Master Bedroom 3.3 x 4.6m
Bedroom (2) 3.0 x 3.8m
Bedroom (3) 3.3 x 4m
Bedroom (4) 3.0 x 3.7m
Bathroom 2.2 x 2.6m

GIA-71.1m²



THE BEXTON - PLOT 13



Kitchen/Diner 6.6 x 3.4m
Utility 2.1 x 2.8m
Lounge 5 x 3.3 m

GIA-57.6m²



Master Bedroom 3.3 x 4.6m
Bedroom (2) 3.0 x 3.8m
Bedroom (3) 3.3 x 4m
Bedroom (4) 3.0 x 3.7m
Bathroom 2.2 x 2.6m

GIA-71.1m²

This 4 bedroom home with 2 bathrooms and downstairs WC has a spacious lounge as well as a great open plan kitchen/diner. A utility room sits just off the hub of the home, the kitchen, creating great flow throughout the ground floor of the property.

This home has a private driveway and integral garage, as well as a spacious garden to the front and rear of the property.

THE PRINCIPAL - PLOT 14



Kitchen/Diner 3.8 x 6.7m
Utility 2.2 x 2m
Lounge 3.8 x 6.7 m

GLA-67.8m²



Master Bedroom 3.9 x 3.5m
Bedroom (2) 3.8 x 3.6m
Bedroom (3) 3.5 x 2.9m
Bedroom (4) 3.3 x 2.9m
Bathroom 2.8 x 1.7m

GLA-67.8m²

This show stopping home will surely catch your attention. The Principal has been designed to suit the needs of all homeowners, with both the lounge and kitchen/diner spanning from the front to the back of the property. A sizable utility room sits at the rear of the Principal, with the downstairs WC taking advantage of the space on offer.

Upstairs there are 4 double bedrooms, the master including an ensuite, as well as a great sized family bathroom.

To the rear of the home, an extremely generous garden provides ample space for outdoor living.

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THE BECKFORD (D G) - PLOT 18



The Beckford with a double garage features a spacious kitchen/diner and living space, creating a wonderful family room with an additional lounge also incorporated into the ground floor layout. The design of the open plan living space creates a great atmosphere for entertaining and double doors lead to a generous garden to the rear of the home.

This home comes with 3 double bedrooms, with bed 2 offering an ensuite, not to mention the substantial master suite, and an addition study room which could be utilised as a bedroom, taking full advantage of the space on offer and providing 5 bedrooms in total. A dual private driveway sits to the front of the home, with a twin integral garage also included.



Kitchen/Diner	8.9 x 3.5m
Utility	1.9 x 3.4m
Lounge	3.4 x 4.5m

GIA-66.1m²



Master Bedroom	6.4 x 5.5m
Bedroom (2)	3.4 x 4.4m
Bedroom (3)	3.0 x 3.8m
Bedroom (4)	3.4 x 3.5m
Bedroom (5)/Study	3.0 x 2.0m
Bathroom	2.1 x 2.0m

GIA-102.2m²

GENERAL

'Just Walnut' painted interior

Choice of flooring in kitchen, bathrooms(s) and hallway

Soft wood newels and spindles with Oak handrail to staircase

Choice of oak internal doors

Contemporary white painted skirting boards and architraves

KITCHEN

Spacious kitchen/living space

Choice of kitchen finishes, including worktop, upstand, handles, sink and tap

Integrated fridge freezer, single fan oven, induction hob, extractor, and integrated microwave

Manufacturers warranty included

BATHROOM(S)

Choice of wall/floor tiles

Choice of coloured bathroom units

Chrome taps and towel radiator

Choice of Quickstep flooring

Modern glass shower screen

Down lights throughout

LED wall hung mirror

OTHER

Heating via Air Source Heat Pump

Under Floor Heating throughout ground floor

Thermostatically controlled radiators on the first floor

Low energy light fittings

TV points in the living room and master bedroom

Smoke, heat and carbon monoxide detectors

Solar PV Panels (plot specific)

Electric vehicle charging points

Intruder alarm as standard

EXTERIOR

Spacious garden with each home

Paved driveways and footpaths

Double glazed UPVC windows

Outdoor lighting

Outdoor tap and socket

Turf to front gardens, seeded grass to rear

Bespoke customer upgrades are available upon request, please speak to your Sales Advisor for a copy of our 'Choices and Upgrades' brochure.

SPECIFICATION

Please note CGI's/Visuals are indicative and may be subject to change.



AFFORDABLE HOMES



COMING SOON

Five new affordable homes are to be released in Spring 2024. This phase of Jubilee Gardens will include 5 affordable units, consisting of 2 and 3 bedrooms.

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PURCHASING AN ATKINSON HOME

Buying a home should be an exciting and pleasurable experience – we take care of you so the experience is informative and easy for you every step of the way..

STEP 1



REGISTER YOUR INTEREST

Get in touch with us to express your interest in our new development, and you will be added onto our priority list. At this stage we will help you to identify if we have a home suited to YOU!

STEP 2



CHOOSE YOUR NEW HOME

From our homes on offer, let our team know which you would like to reserve. A reservation fee will then be paid to secure your home. This is when we will begin the legal process.

STEP 3



KEEP UP CONVERSATION

Once you have reserved your new home, our team will be busy working behind the scenes. We will send contract documents to your solicitor along with any other remaining paperwork.

STEP 4



EXCHANGE CONTRACTS

Solicitors from both parties work alongside you in readiness to exchange contracts. Once this happens a date for completion is agreed

STEP 5



MOVING DAY

Your new home is now ready for you to take possession of. We will meet you at your new home with your keys and be available to help with any questions you may have.

HOW TO FIND US

PENRITH - STANTON (2 . 9 MILES)

From Penrith town centre head South-East on Little Dockray towards Corn Market/A592 and then turn right onto the A592. At the roundabout, take the 1st exit onto Ullswater Road. At the Skirsgill Interchange, take the 3rd exit onto the A66. At the next roundabout, take the 2nd exit onto the A592. In approximately 0.7 miles turn right into Stainton Village. Follow the road until you reach the pavilion and then make a left turn. Follow the road past the Village Hall (left), and Kings Arms Inn (Right), and the entrance to Jubilee Gardens will be on the next left.

PLACES TO VISIT

Castle Park, Penrith - 2.8 miles, Lake Ullswater - 4.7 miles, Whinell Forest, Centre Parcs - 6.8 miles, Aira Force Waterfall - 9.6 miles, Glenridding Villge - 11.2 miles, Keswick Town Centre - 14.8 miles, Carlisle City Centre - 22.4 miles, Windermere - 24.1 miles



* Map, distances and directions







JUBILEE GARDENS

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Raising Standards. Protecting Homeowners.

Please note that all the information included within this brochure was correct at the time of print but may be subject to change. All CGIs are for guidance only and the final development may vary slightly.