



# Welcome to Hopegill...

Hopegill Gardens is a collection of 5 traditional three bedroom homes within a prime location. Although a local occupancy restriction applies, this development is great for those looking to take advantage of the outstanding scenery the Lake District National Park has to offer. Faced with elements of traditional Lakeland slate and sandstone features, these superb homes can be found within a popular rural setting.





# Our homes...



Each home within this development is finished to a premium specification. These properties are built using lakeland slate, with natural sandstone cills, lintels and quoins.

Modern spacious living areas have been designed providing a perfect space for family living and entertaining. Open plan living spaces enhance these beautiful homes and exceptional views fill them with natural light.



*The perfect combination of traditional features and modern open plan living*



# Braithwaite

*A picturesque location  
to call home*



Situated in the Lake District National Park, Braithwaite offers excellent views over Bassenthwaite Lake and the surrounding Lakeland fells. For lovers of the outdoors, Whinlatter forest is close by, ensuring residents are able to take full advantage of the picturesque views Braithwaite village has to offer. The Forest Park and Visitor Centre also provide lots of opportunity for walking and mountain biking as well as several other activities such as a tree top adventure called Go Ape.

Only 2.5 miles west from the market town of Keswick, Braithwaite village has great transport links whether it be by bus, car or bike, which makes this location a great base for exploring the district. Residents will also benefit from numerous local amenities including a village store, post office, public houses, sporting activities, regular bus routes and a well regarded Church of England primary school.





Front elevation view



# Plot 1

Master suite including Juliet balcony, spacious dressing room and unique modern ensuite design



## Ground Floor

- Hallway (2.2 x 3.4 m)
- Lounge/Kitchen/Diner (3.9 x 9.1m)
- Study/Bedroom (4) (3.4 x 3.5m)
- Bedroom (3) (3.5 x 3.3m)
- Bathroom (3.1 x 1.7m)
- Utility (3.1 x 1.5m)



## First Floor

- Master Bedroom (5.5 x 3.4m)
- Ensuite (3.9 x 3.5m)
- Dressing Room (2.4 x 2.6m)
- Bedroom (2) (3.5 x 4.8m)

Rear elevation view



Note: All measurements and aesthetics may vary slightly, images are for guidance only.



# Plot 2

Generous lounge area, as well as two grand bedrooms upstairs, both including ensuite



Front elevation view



Ground Floor

Hallway (2.6 x 4.1m)  
Lounge (5 x 4.4m)  
Kitchen/Diner (3.4 x 7m)  
Bedroom (3) (3.6 x 3.9m)  
Bathroom (1.9 x 2.8m)  
Utility (1.8 x 2.8m)



First Floor

Master Bedroom (5.1 x 4.9m)  
Ensuite (2.7 x 2.9m)  
Dressing Room (2.2 x 2.9m)  
  
Bedroom (2) (3.5 x 5.7m)  
Ensuite (2.5 x 2.9m)



Rear elevation view



Front elevation view



# Plot 3

Featuring a two story glazed entrance hall and galleried landing



Rear elevation view



## Ground Floor

- Hallway (2.8 x 5m)
- Master Bedroom (3 x 4.2m)
- Ensuite (3 x 1.5m)
- Bedroom (2) (3.8 x 3.7m)
- Bedroom (3) (3.7 x 3.2m)
- Bathroom (2.8 x 2m)



## First Floor

- Kitchen/Diner (3 x 6.1m)
- Lounge (3.5 x 4.5m)
- Study/Bedroom (4) (3.5 x 2.6m)
- Utility (1.9 x 2.1m)
- WC (1.1 x 2m)





Rear elevation view

### Ground Floor

- Hallway (2.6 x 4.1m)
- Lounge (5 x 4.4m)
- Kitchen/Diner (3.4 x 7m)
- Bedroom (3) (3.6 x 3.9m)
- Bathroom (1.9 x 2.8m)
- Utility (1.8 x 2.8m)



### First Floor

- Master Bedroom (5.1 x 4.9m)
- Ensuite (2.7 x 2.9m)
- Dressing Room (2.2 x 2.9m)
- Bedroom (2) (3.5 x 5.7m)
- Ensuite (2.5 x 2.9m)



Front elevation view



## Plot 4

Features a spacious open plan kitchen/diner/ family room, large lounge and 2 extensive bedrooms with ensuite



Front elevation view



## Plot 5

A capacious lounge/kitchen/diner, providing great flow throughout the house. Master suite including Juliet balcony, spacious dressing room and unique modern ensuite design

### Ground Floor

- Hallway (2.2 x 4.3m)
- Lounge/Kitchen/Diner (3.9 x 9.1m)
- Study/Bedroom (4) (3.4 x 3.5m)
- Bedroom (3) (3.5 x 3.3m)
- Bathroom (3.1 x 1.7m)
- Utility (3.1 x 1.5m)



### First Floor

- Master Bedroom (5.5 x 3.4m)
- Dressing Room (2.4 x 2.6m)
- Ensuite (3.9 x 3.5m)
- Bedroom (2) (3.5 x 4.8m)







# The Detailed Specification

## Internal-General

'Just Walnut' painted interior

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

Soft wood newels and spindles with oak handrail

Choice of oak internal doors and handles

Contemporary white painted skirting boards and architraves

Built in wardrobe space

## Kitchen/Utility

Spacious kitchen/dining room

Wide range of kitchen finishes

Choice of worktop and upstand, handles, sink and tap

Integrated A rated fridge freezer, double oven, dishwasher, induction hob, extractor, microwave, washing machine and dryer

Manufacturers warranty included

## Internal - Bathrooms

Wall hung basin unit and concealed toilet cisterns; all modern white ceramics

Chrome taps and thermostatic shower

Chrome towel radiator in the family bathroom and ensuite  
Choice of tiles

Tiled walls, shower and floor in the family bathroom and ensuite

Modern glass shower enclosures

Down lights throughout

## Heating & Electrical

Air source heat pump to provide ground floor underfloor heating and radiators to first floor

Thermostatically controlled heat zones

Low energy light fittings

TV points in the kitchen, living room and all bedrooms

Smoke, heat and carbon monoxide detectors

Intruder alarm as standard

Fibre broadband to the premise as standard

## External & Garden

Natural slate roof

Natural sandstone cills, lintels and quoins

Seeded and barked gardens with treated wood privacy fencing

Front and rear outdoor lighting

Outdoor tap and external socket

Flagged patio space and flagged paths providing access to rear of house

Private block paved driveway

Anthracite grey double glazed UPVC windows and patio doors with secure locks, chrome handles and white internal finish

Anthracite grey composite front and back doors with secure locks, chrome lever handle and anthracite grey internal finish

Bespoke customer upgrades are available upon request (depending on build stage)



# Why buy with Atkinson Homes?

Atkinson Homes have been building award winning homes for over 35 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 offer a service so homes are bespoke to our customer's unique lifestyle and individual requirements.

We are a local, individual company with a small, experienced and dedicated team who are your only contact throughout and are therefore able to treat you as an individual, providing specialist 'one to one' guidance and assistance throughout the viewing, buying and completion process both during and after you have moved into your new home.

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

Whether you are a first-time buyer, upsizing to a family home, downsizing or relocating, we may have the perfect property for you.

Your new home will be built in accordance with all relevant technical and building regulations, in particular the Government's Code for Sustainable Homes. All stages of the construction will be inspected by our experienced construction staff and local council. On completion we will provide you with quality assured certification and new build homes with a 10 Year NHBC or Premier Guarantee building warranty - two of the UK's main new home warranty providers.





# Finding your future home...

Hopegill Gardens,  
Braithwaite



## In the area...

Braithwaite Village shop	0.2 miles (4 min walk)
Whinlatter Forest Visitor Centre	2.5 miles (7 min drive/45 min walk)
Derwent Pencil Museum	2.3 miles (5 min drive)
Castlerigg Stone Circle	5 miles (10 min drive)
Lake District Wildlife Park	7.1 miles (12 min drive)
Cockermouth Town Centre	11.5 miles (17 min drive)
Aspatria Train Station	12 miles (17 min drive)
Rookin House Activity Centre	12.5 miles (18 min drive)
Rheged	18 miles (23 min drive)
Penrith Town Centre	20.1 miles (30 min drive)
Carlisle City Centre	37.5 miles (47 min drive)

From Penrith, Cumbria (via A66) Approximately 19.8 miles/29 minutes.

At the Skirsgill Interchange, take the 3rd exit onto the A66 towards Keswick. Follow the dual carriageway for approx. 1 mile before taking the 3rd exit at the roundabout to stay on the A66. Continue straight for approx. 15 miles onto the Keswick bypass/A66. At the roundabout take the second exit, continuing onto the A66. After approx. 1.5 miles turn left into Braithwaite, then bare left onto Thornwaite and the destination will be on your right.





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