



TOR PLACE

OFF LOUGHRIGG PARK, AMBLESIDE



WELCOME TO TOR PLACE

Nestled in the vibrant Lake District market town of Ambleside, Tor Place presents a rare opportunity to own a beautifully crafted home in an exceptional setting. Designed with thoughtful layouts to suit a variety of lifestyles, each property combines timeless quality with modern convenience.

Constructed using traditional cavity masonry and built to the exceptional standards Atkinson Homes are known for, the development features high-quality finishes throughout, energy-efficient technologies, and striking street scenes created with a mix of Lakeland stone, Millboard cladding, render, and local natural slate.



CGIs are for illustrative purposes only. Dimensions, layouts, and external finishes are for guidance only and may vary during construction. Please speak to your Sales Advisor for plot specific information. Local occupancy restrictions apply.



IN THE AREA

Nestled in the heart of the Lake District National Park, Ambleside is a thriving market town surrounded by breathtaking scenery. With Lake Windermere just moments away and the fells providing a dramatic backdrop, Ambleside offers an unrivalled blend of natural beauty, convenience and community.

Whether you're drawn to an active outdoor lifestyle or prefer a slower pace, Ambleside has something for everyone. From scenic walks and water sports to peaceful days spent exploring independent shops, cosy cafés and acclaimed restaurants, life here can be as relaxed or adventurous as you choose.

Regular bus services connect the town to Grasmere, Keswick, Windermere and beyond, while Windermere railway station, just 4.5 miles away, provides access to the West Coast Main Line for easy travel to Manchester, London and other major destinations.

Blending natural beauty, vibrant culture and everyday practicality, Ambleside offers an exceptional quality of life.

Local Schools:

| | |
|------------------------------------|-----------|
| Ambleside CofE Primary School | 0.7 miles |
| Grasmere CofE Primary School | 4.4 miles |
| The Lakes School, Troutbeck Bridge | 3.4 miles |
| Windermere School and Prep School | 3.6 miles |
| Kendal College | 15 miles |

Amenities:

| | |
|--|-----------|
| Central Lakes Medical Group Health Centre | 0.7 miles |
| Oakhill Veterinary Group | 0.4 miles |
| Zeffirellis/Fellinis/Zeffs Film and Music Venues | 0.5 miles |
| White Platts Recreation Ground | 0.5 miles |
| Waterhead Pier | 0.6 miles |



Creating outstanding homes in sought-after locations



ABOUT US

At Atkinson Homes, we have been building award-winning homes for over 40 years in the Lake District and throughout Cumbria. Renowned for our exceptional quality and personalised service, we build homes that blend style, comfort, and lasting value. Whatever your reasons for moving, and whatever stage of life you're in, we're here to help *bring your dream home to life...*

We are dedicated to delivering excellence at every step of the journey, from the first consultation through to handover. Each new home is uniquely tailored to its surroundings, and we pride ourselves on accommodating each customer's needs wherever practical. This commitment to quality has earned us the trust of homeowners across Cumbria and the Lake District.

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, each home is awarded with a 10-year NHBC structural warranty certificate. This includes a two-year builder warranty, and then eight years of structural insurance with NHBC.

Your new home will be built in accordance with all relevant technical and building regulations





BUILDING A BETTER FUTURE

Enhancing Local Areas

We take pride in creating and enhancing communities that people are proud to call home, ensuring each development is enriched with meaningful green spaces. At Tor Place, this promise is reflected in the creation of a Tiny Forest – a thriving pocket of native woodland that will play a vital role in enriching biodiversity and strengthening the natural environment for generations to come.

Energy Efficient Homes

Our homes are designed with energy efficiency in mind, utilising the latest technologies to minimise energy consumption and reduce household emissions. Each home is equipped with solar PV panels and an air source heat pump, ensuring renewable energy use and efficient temperature control. Paired with high-performance insulation, an airtight design, and efficient appliances, you can enjoy comfortable and sustainable living in your Atkinson home.

Sustainable Living

Each home at Tor Place is equipped with electric vehicle charging points, ensuring the homes are fit for the future and support a low-carbon lifestyle.

At Atkinson Homes, we are passionate about sustainability – our mission is to reduce our carbon footprint and build thriving, sustainable communities.



THE LANGDALE

PLOTS 13 - 16

Blending contemporary design with practical family living, The Langdale is a beautifully crafted three-bedroom semi-detached home, finished in composite wood-effect cladding, render, and Lakeland stone for a refined, modern look.

The ground floor features a spacious living room and a bright, open-plan kitchen and dining area — perfect for everyday family life and entertaining alike. A convenient WC completes the layout.

Upstairs features three well-proportioned bedrooms and a contemporary family bathroom, with the master bedroom further enhanced by its own private ensuite.

Double glazed uPVC doors open onto a private garden, extending the living space outdoors. Sustainability is built in, with solar PV panels, an air source heat pump, EV charging provision, and an enhanced building envelope ensuring a warm, efficient and future-ready home.

- Driveway parking (2 spaces)
- Energy efficient features



Ground Floor:
Kitchen/Dining 3 x 5.1m
Lounge 5.4 x 3.3m
WC 0.9 x 1.7m
GIA 46.5m²



First Floor:
Bed 1 2.9 x 3.4m
Ensuite 1 x 2.9m
Bed 2 4.1 x 2.9m
Bed 3 2.3 x 2.9m
Bathroom 2.3 x 1.7m
GIA 46.5m²





THE BEECH

PLOTS 17 & 19

The Beech is a modern three-bedroom detached home, finished in a contemporary blend of render and Lakeland stone.

A porch leads into a spacious hallway, with plentiful glazing creating a bright and airy feel throughout. The ground floor features an open-plan kitchen, dining and living area with double glazed uPVC doors opening onto the garden. A WC and a practical utility space within the integral garage complete the layout.

Upstairs, three double bedrooms include a master with ensuite, and a centrally located family bathroom.

Sustainability is built in, with solar PV panels, an air source heat pump, EV charging provision, and an enhanced building envelope ensuring a warm, efficient and future-ready home.

- Integral garage & driveway parking
- Spacious layout



Ground Floor:

| | |
|-----------------------|--------------------|
| Kitchen/Dining/Living | 4.6 x 7.5m |
| WC | 1.3 x 1.9m |
| Porch | 1.6 x 1.8m |
| Garage GIA | 17.1m ² |
| GIA (excl. garage) | 51.7m ² |



First Floor:

| | |
|----------|--------------------|
| Bed 1 | 3.6 x 2.9m |
| Ensuite | 1.4 x 2.9m |
| Bed 2 | 2.8 x 3.2m |
| Bed 3 | 2.5 x 3.2m |
| Bathroom | 1.6 x 3.2m |
| GIA | 53.8m ² |



THE OAKFIELD

PLOT 18

The Oakfield is an impressive four-bedroom detached home, finished in a striking blend of Lakeland stone and render.

The ground floor offers an open-plan kitchen and dining area, along with a separate lounge, both featuring double-glazed uPVC doors that open onto the garden. The layout is completed with a flexible office space, a practical WC, and a utility area within the integral garage.

Upstairs, four well-proportioned double bedrooms include an impressive master bedroom with a dedicated dressing area and ensuite. A centrally located family bathroom serves the remaining bedrooms.

Sustainability is built in, with solar PV panels, an air source heat pump, EV charging provision, and an enhanced building envelope ensuring a warm, efficient and future-ready home.

- Integral garage & driveway parking
- Versatile layout



| | |
|----------------------|--------------------|
| Ground Floor: | |
| Kitchen/Diner | 4 x 6.5m |
| Lounge | 3.7 x 6.5m |
| Office | 2.4 x 3.4m |
| WC | 2.4 x 1m |
| Garage GIA | 18.1m ² |
| GIA (excl. garage) | 71.3m ² |



| | |
|---------------------|--------------------|
| First Floor: | |
| Bed 1 | 3.2 x 5.9m |
| Bed 1 wardrb | 1.6 x 2m |
| Ensuite | 1.4 x 2m |
| Bed 2 | 3.6 x 4.5m |
| Bed 3 | 4 x 4.1m |
| Bed 4 | 4 x 3.6m |
| Bathroom | 2.8 x 2.3m |
| GIA | 80.7m ² |



THE HAZEL

PLOT 26

The Hazel is a stylish and contemporary two-bedroom detached home, complete with a refined and modern exterior of composite wood-effect cladding, render, and Lakeland stone. The ground floor centres around a spacious open-plan kitchen, dining and living area — a bright and welcoming space ideal for relaxing or entertaining. A convenient WC and separate utility room complete the layout.

Upstairs, two generous bedrooms each benefit from their own ensuite, offering privacy and comfort, while the master bedroom is further enhanced with a modern dressing area.

Double glazed uPVC doors open onto a private garden, extending the living space outdoors. Sustainability is built in, with solar PV panels, an air source heat pump, EV charging provision, and an enhanced building envelope ensuring a warm, efficient and future-ready home.

- Driveway parking (2 spaces)
- Spacious and versatile layout



Lower Ground Floor:
 Kitchen/Dining/Living 6.6 x 6.5m
 Utility 2 x 1.6m
 WC 2 x 1m
 GIA 57m²



Ground Floor:
 Bed 1 w/ wardrobe 6.1 x 2.7m
 Bathroom 2.3 x 2.4m
 Bed 2 3.4 x 2.9m
 Ensuite 1.5 x 2.9m
 GIA 49.5m²



THE MULBERRY

PLOTS 27 - 28

The Mulberry is a beautifully designed three-bedroom semi-detached home set over three floors, crafted with a refined, modern exterior of composite wood-effect cladding, render, and Lakeland stone.

The lower ground floor features a stunning open-plan kitchen, dining and living area stretching the full length of the home, with double glazed uPVC doors opening directly onto the private garden.

The ground floor offers a convenient utility room, a spacious double bedroom, and a family bathroom. The final floor of the home features two generous double bedrooms, with the master boasting an ensuite.

Sustainability is built in, with solar PV panels, an air source heat pump, EV charging provision, and an enhanced building envelope ensuring a warm, efficient and future-ready home.

- Driveway parking (2 spaces)
- Spacious garden



Lower Ground Floor:

Kitchen/Dining/Living 8.8 x 4.6m
GIA 40.7m²

Ground Floor:

Utility 2.4 x 2.6m
Bed 3 4.6 x 2.9m
Bathroom 2.4 x 1.6m
GIA 35m²

First Floor:

Bed 1 2.9 x 4.6m
Ensuite 2.3 x 1.7m
Bed 2 2.8 x 4.6m
GIA 35m²



THE MULBERRY

PLOTS 29 - 30

The Mulberry is a beautifully designed three-bedroom semi-detached home set over three floors, crafted with a refined, modern exterior of render and Lakeland stone.

The lower ground floor features a stunning open-plan kitchen, dining and living area stretching the full length of the home, with double glazed uPVC doors opening directly onto the private garden.

The ground floor offers a convenient utility room, a spacious double bedroom, and a family bathroom. The final floor of the home features two generous double bedrooms, with the master boasting an ensuite.

Sustainability is built in, with solar PV panels, an air source heat pump, EV charging provision, and an enhanced building envelope ensuring a warm, efficient and future-ready home.

- Driveway parking (2 spaces)
- Spacious garden



Lower Ground Floor:

Kitchen/Dining/Living 8.8 x 4.6m
GIA 40.7m²

Ground Floor:

Utility 2.4 x 2.6m
Bed 3 4.6 x 2.9m
Bathroom 2.4 x 1.6m
GIA 35m²

First Floor:

Bed 1 2.9 x 4.6m
Ensuite 2.3 x 1.7m
Bed 2 2.8 x 4.6m
GIA 35m²



Expected EPC rating A



SPECIFICATION

We know the difference between good and great is in the details, which is why we provide uncompromising quality throughout each home.

Expect modern and stylish kitchens, bathrooms, and living areas, with the latest fixtures and fittings, thoughtfully designed to enhance both functionality and style.

GENERAL

- 'Just Walnut' painted interior
- Quickstep laminate flooring to kitchen/dining, bathroom(s), hallway*, WC*, utility*
- Soft wood newels and spindles with oak handrail to staircase
- Choice of oak internal doors (One glazed door included as standard)
- Contemporary white painted skirting boards and architraves

EXTERIOR

- Paved driveways and footpaths
- Double glazed UPVC windows
- Outdoor lighting
- Outdoor tap and socket
- Turf to front, seeded grass to rear
- Flagged patio to rear garden

BATHROOM(S)

- Fully tiled floor and shower area, with half-height tiling to the remaining walls
- Choice of coloured bathroom units
- Chrome taps and shower
- Dual fuel towel radiator
- Modern glass shower/bath screen
- Down lights throughout
- LED wall hung mirror

KITCHEN/UTILITY

- Choice of kitchen finishes: worktop, upstand, handles, sink and tap
- Integrated fridge freezer, extractor, dishwasher, built-in single fan oven, induction hob, microwave
- Hot water boiling tap (upgrade)
- Manufacturer's warranty included

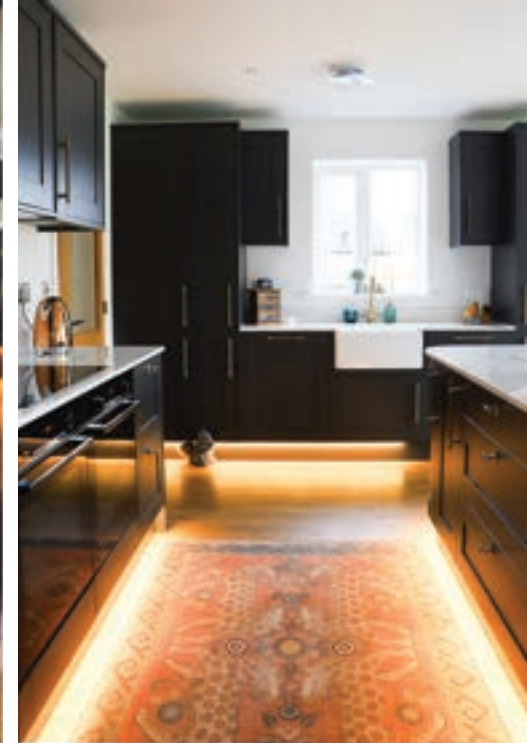
OTHER

- P13-19, 26: Underfloor heating to lower ground/ground floor, thermostatically controlled radiators to ground/first floor
- P27-30: Underfloor heating to lower ground floor, thermostatically controlled radiators to ground floor and first floor
- TV points in the living room and master bedroom (aerial excluded)
- Fibre broadband
- Smoke and heat detectors
- Intruder alarm
- Mains water and electric

ENERGY SAVING

- Heating via air source heat pump
- Solar PV panels
- Electric vehicle charging point
- Low energy light fittings
- Battery upgrade available





PURCHASING AN ATKINSON HOME



STEP 1

REGISTER YOUR INTEREST

Get started by registering your interest with us. This ensures you're first to hear about updates in our latest development.



STEP 2

CHOOSE YOUR NEW HOME

Explore our range of beautifully designed homes and select the one that suits your lifestyle and needs. Once you've made your choice, a reservation fee is paid to secure your home, and the legal process begins. Our team is on hand to guide you through the options.



STEP 3

KEEP UP CONVERSATION

After reserving your new home, our team will begin working behind the scenes. We'll send the contract documents to your solicitor, along with any other necessary paperwork, ensuring the process runs smoothly while keeping you informed every step of the way. During this time, your chosen finishes and customisations will be confirmed.



STEP 4

EXCHANGE CONTRACTS

Solicitors from both parties will work with you to prepare for the exchange of contracts. Once contracts are exchanged, a completion date is set, bringing you one step closer to making your dream home a reality!



STEP 5

MOVING DAY

The moment you have been waiting for! We will greet you at your wonderful new home with your keys and welcome file in hand, ready to assist with any questions you may have as you begin this exciting new chapter.

BUILT ON TRUST, DRIVEN BY QUALITY

Since 1982, Atkinson Homes and Atkinson Building Contractors have been bringing dream homes to life across Cumbria and the Lake District. With over 950 homes delivered, our experience and craftsmanship are reflected in every project we undertake.

Customer satisfaction is at the heart of everything we do. We take pride in providing thoughtful design, exceptional workmanship and a service that feels personal and reliable from start to finish.

Driven by quality and guided by trust, we remain committed to building homes that are designed for modern living, built to last and a pleasure to call *home*.

Discover your dream home at Tor Place...





☎ 01768 890244

✉ enquiries@atkinson-homes.co.uk

📱 www.atkinson-homes.co.uk

📱 @atkinsonhomes_

📍 1 Brancana Court, East Lakes
Business Park, Penrith,
Cumbria, CA11 9BB

📍 Unit 14 Pack Horse Court,
Keswick, Cumbria,
CA12 5BB

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