



WINFIELD
GARDENS
ALLITHWAITE
CUMBRIA



Russell Armer
Homes

A CHARMING DEVELOPMENT
OF 2 - 4 BEDROOM HOMES



Allithwaite village



St. Marys Church, Allithwaite



Humphrey Head



View from village



The Square at Cartmel





VILLAGE LIFE

Make yourself at home in a charming Cumbrian village with a wonderful sense of community. Tucked cosily between the southern fringe of the Lake District National Park and the sweeping northern coastline of Morecambe Bay, Allithwaite is a great place to put down roots. With local amenities on the doorstep and easy access to larger towns, it's the perfect spot for people who love rural village life but enjoy feeling connected to the wider area.

The village has a local pub plus a well-regarded primary school that is only a 300m walk from Winfield Gardens and situated next door to a pretty, nineteenth-century church. A broader selection of amenities – including supermarkets, library, doctor's surgery, post office and specialist shops – can be accessed 1.2 miles away in Grange-over-Sands, where you'll also find an elegant promenade, ornamental gardens and a choice of golf courses.

There's much to explore in the surrounding area, too. The vantage point at Humphrey Head, just a couple of miles south of the village, provides a breathtaking panorama across the bay, while nearby Holker Hall and Gardens offers more cultivated vistas and is an impressive location for seasonal events including the popular annual garden festival.

It's not all stout boots and cagoules, though! There's lots to tempt culture-seekers in neighbouring Cartmel, which boasts a Michelin-starred restaurant – L'Enclume – as well as an ancient priory. This medieval village also plays host to popular race weekends throughout the summer.

Allithwaite has excellent road and rail links to the South Lakes and beyond: Kent's Bank railway station is less than a mile distant yet provides a regular service that connects with the west coast main line at Lancaster. A 35-minute journey will transport you into the centre of historic Lancaster or into the heart of Manchester in less than two hours. The railway also offers direct access to the Lake District, Yorkshire Dales and Morecambe Bay. It's just 15 miles by car to Junction 36 of the M6.

Allithwaite is beautifully located, offering easy access to the Lake District National Park, and to the northern sweep of beautiful Morecambe Bay, as well as to the many towns and villages on the Cartmel Peninsula.

Humphrey Head





COMMUNITY VALUES

A range of building styles adds to the development's appeal and provides varied layout options.

Winfield Gardens occupies a prime spot in the village, close to all local amenities. The development is named after a local benefactor – Mary Winfield Lambert – who owned much of the land in and around Allithwaite in the mid-nineteenth century and left money in her will to build St Mary's church and school, as well as a handsome vicarage.

Comprising just 23 contemporary two, three and four bedroom homes and bungalows – including six affordable homes – on a self-contained cul-de-sac, Winfield Gardens incorporates sympathetic landscaping with a feature 'village green' at the entrance that enhances the setting.

The homes impress with clean, contemporary designs, incorporating characterful stone-and-render elevations, heritage-colour UPVC window frames and slate roofs.

There's a good selection of property styles and sizes; some include garages, all have off-road parking and gardens.

Each home will reflect the care and craftsmanship associated with every new Russell Armer development and will carry a reassuring two-year customer care package and the NHBC 10-year BuildMark warranty, so you can buy with confidence.



View from Vicarage Lane.



Street View



Milnthorpe Plus



Leasgill



Aspley Plus



Contemporary design features create light, bright interiors that perfectly suit modern living.

CONTEMPORARY LIVING

Each home type offers a different layout and configuration, but all are finished to a high standard, inside and out.

Interiors are light and airy with a clean, contemporary palette. The Kitchens feature Roundel units with Duropal Laminate worktops and incorporate quality appliances by AEG and Zanussi, while the Duravit fixtures in the bathrooms and en-suites are complemented by sleek Hansgrohe fittings. Outside, the properties are enhanced by landscaped gardens to the front, with turfed or planted rear gardens and block pavers to drives and parking areas. Each home offers superfast broadband connectivity.

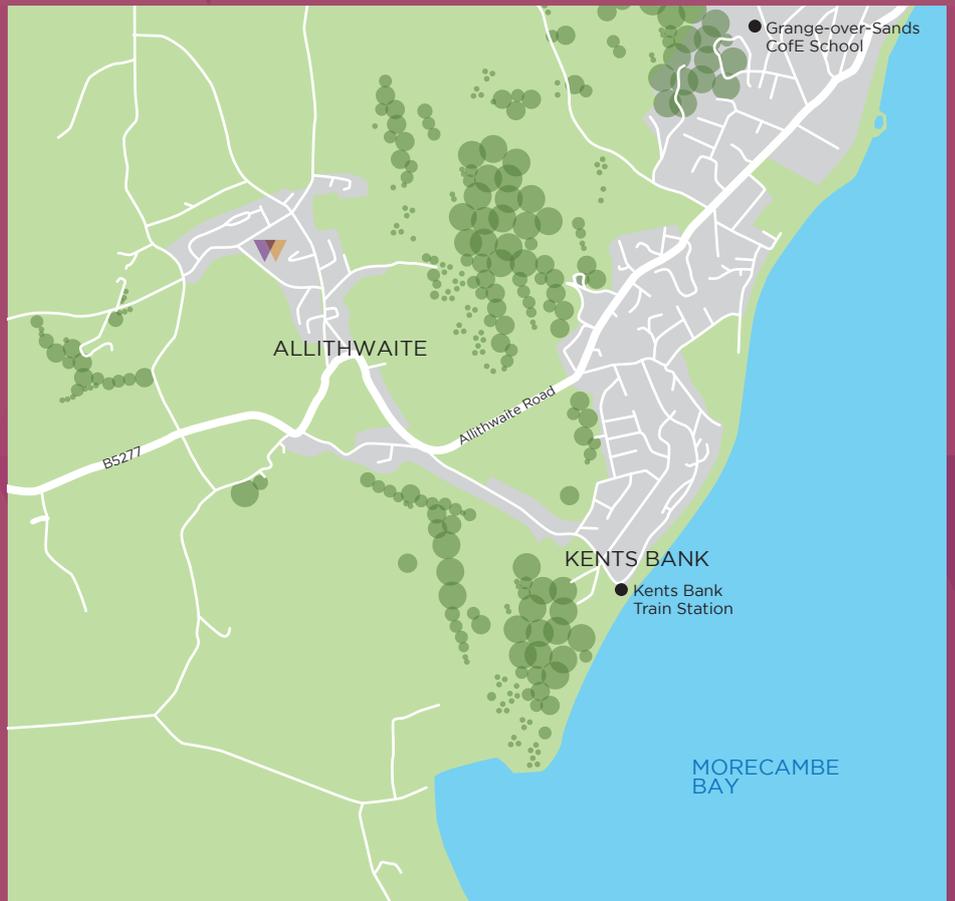
The properties have A'-rated condensing boilers and zoned heating systems, as well as high levels of insulation to help keep energy consumption low. In the early stages of development, home buyers will also have the opportunity to select from a range of kitchens and bathroom wall tiling to personalise the finish in these all-important living spaces.



Quartz worktop and sink style are available as optional upgrades



WINFIELD GARDENS ALLITHWAITE CUMBRIA



**Russell Armer
Homes**

01539 724282
russell-armer.co.uk
sales@russell-armer.co.uk

This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicated only to give a general indication of the proposed development and floor layout. Images, specification, treatments and plans are correct at the time of going to print but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representations of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk