



GRISDALES

PROPERTY SERVICES



12 Bonny Meadows, Whitehaven, CA28 8DN

£585,000

Discover the ultimate in luxury family living with the highly anticipated Borrowdale – a one-of-a-kind, exquisite detached house boasting six spacious bedrooms and exceptional features. From the grand and inviting hallway to the seamlessly blended indoor and outdoor living spaces, every aspect of this property has been designed with families and entertainers in mind. With a generously sized kitchen/dining/family room, practical utility room, lounge, and beautifully landscaped garden, this home is perfect for hosting dinner parties and gatherings. The attention to detail, abundance of storage space, and six generously sized bedrooms make the Borrowdale an outstanding and luxurious family home.

Helping you find your perfect new home...

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40 Main Street, Cockermouth, Cumbria, CA13 9LQ | T: 07377 226428 | E: scottfreemanwooding@grisdales.co.uk

The Development

Set in the village of Moresby Parks, is the stunning new luxury development by Raemore Developments – Bonny Meadows. This high-quality development features a range of 4, 5 and 6-bedroom detached homes. The development offers a choice of 4 beautifully built homes or the opportunity to build your own home from one of the selected self-build plots.

The Borrowdale

Experience the perfect blend of luxury and functionality in the stunning 6 Bedroom executive home over three spacious floors. This property offers spacious living areas perfect for family life and entertaining guests, with a large open-plan kitchen/dining/family room, a bright and airy lounge, a utility room, and a downstairs WC. The master bedroom is a true highlight with its dressing room and ensuite bathroom, offering the perfect retreat after a long day. With bespoke options available, every detail is crafted to reflect your personal style. With ample space, integral garage, and beautiful landscaped gardens, the Lorton is the perfect home for those seeking both beauty and practicality.

Living Room

16'0" x 13'9" (4.9 x 4.2)

An impressive and inviting space, perfect for family gatherings and entertaining guests. Positioned at the front of the property, this elegant room benefits from a stunning double aspect, allowing natural light to flood in throughout the day. A charming bay window adds character while enhancing the sense of space, making this the ideal setting for relaxation and everyday living.

Kitchen/Dining/Family Room

30'2" x 19'0" (9.2 x 5.8)



At the heart of the home, this expansive open-plan kitchen/dining/family area is designed for modern living. Featuring stylish bi-folding doors leading directly to the garden, this space seamlessly blends indoor and outdoor living—perfect for summer entertaining or relaxed family evenings.

The kitchen is equipped with a stylish and comprehensive range of bespoke wall and floor cupboards, finished with high-quality composite stone worksurfaces for a sleek and sophisticated look. Thoughtfully designed for both aesthetics and functionality, this space offers ample storage and workspace for cooking and entertaining.

The beautifully designed kitchen flows effortlessly into a bright and airy lounge area, creating a welcoming and sociable environment. Adding to the practicality, this room also provides access to a well-appointed utility room and a convenient downstairs WC.

Utility Room with W/C

8'6" x 8'6" (2.6 x 2.6)

Conveniently located off the Kitchen/Dining/Family Room, the utility room provides additional storage and dedicated space for laundry, helping to keep the main living area clutter-free. The adjoining WC adds practicality to this thoughtfully designed home, offering ease and convenience for family and guests alike.

First Floor

Master Bedroom 1

16'0" x 14'9" (4.9 x 4.5)

A truly impressive Master Suite, designed for comfort and luxury. This generously sized bedroom boasts floor-to-ceiling windows, allowing natural light to flood the space while enhancing its executive feel. The private en-suite bathroom is beautifully appointed, featuring a walk-in shower for a spa-like experience—perfect for relaxation and convenience.

Bedroom 2

16'4" x 14'5" (5 x 4.4)

A spacious and inviting double bedroom, positioned at the front of the property. With ample space to create a stylish and luxurious retreat, this room offers flexibility for a stunning primary guest suite or a tranquil personal haven.

Bedroom 3

14'5" x 11'9" (4.4 x 3.6)

A well-proportioned bedroom with built-in wardrobes, providing excellent storage solutions while maintaining a sleek and uncluttered aesthetic. Positioned at the rear of the property, this room enjoys picturesque countryside views, creating a peaceful and serene atmosphere.

Bedroom 4

13'1" x 11'9" (4 x 3.6)

Another generously sized bedroom, thoughtfully designed with built-in wardrobes for added convenience. Overlooking the rear of the property, this room also benefits from beautiful countryside views, making it an ideal space for relaxation and comfort.

Bathroom

11'9" x 11'1" (3.6 x 3.4)

A beautifully designed four-piece bathroom, offering both style and practicality. This generously sized space features a luxurious bathtub, perfect for unwinding after a long day, as well as a walk-in shower for added convenience. Thoughtfully designed with high-quality finishes, this elegant bathroom provides the perfect blend of comfort and sophistication.

Second Floor

Second Floor Bathroom

16'4" x 9'10", 6'6" (5 x 3,2)



A spacious and serene retreat, designed for pure indulgence. This beautifully appointed bathroom features a spa-like walk-in shower alongside a luxurious bath, offering the perfect space to relax and unwind. High-quality finishes and elegant design elements enhance the feeling of tranquillity and sophistication.

Bedroom 5

18'4" x 16'0" (5.6 x 4.9)

A truly stunning room, designed to impress. Featuring full-length apex windows, this space is bathed in natural light, creating a bright and airy ambiance. The striking architectural design enhances the sense of space, offering an executive and luxurious feel—perfect as a stylish bedroom or private retreat.

Bedroom 6

23'3" x 14'5" (7.1 x 4.4)

A truly exceptional bedroom, spanning the full depth of the property and benefiting from double-aspect windows for an abundance of natural light. One of these is a striking apex window, enhancing the sense of space and creating a bright, airy atmosphere. This beautifully designed room offers a perfect retreat with a sophisticated and elegant feel.

Storeroom

11'5" x 7'10" (3.5 x 2.4)

A highly practical space, perfectly designed to house all the essentials needed to maintain and run this stunning executive home. Offering ample storage, this room helps keep the rest of the property organized and clutter-free, ensuring effortless day-to-day living.

Garage & EV Charging Point

A spacious garage positioned behind a stylish block-paved driveway, providing ample parking for multiple vehicles. Equipped with a dedicated EV charging port, this garage is designed for modern convenience and sustainability. Additionally, it offers direct access from the utility room, ensuring practicality and ease of use for everyday living.

Specification

The Borrowdale boasts premium features, including a bespoke kitchen with quartz work surfaces and integrated appliances, individually styled bathrooms, solar panels, underfloor heating, bi-fold doors, and ample storage throughout. For more information, download a copy of the property brochure.

Personalisation

Personalise your home with options for kitchens, bathrooms and ensuites, decor and more (subject to build stage).

Location

Moresby Parks is nestled in the beautiful countryside of West Cumbria. This scenic area offers a serene and peaceful setting, surrounded by lush green landscapes and breathtaking views. The area is known for its picturesque walking trails, inviting residents to explore and immerse themselves in the natural beauty that surrounds them. From leisurely strolls to invigorating hikes, there is something for everyone to enjoy, including breathtaking vistas, enchanting woodlands, and idyllic picnic spots.

Bonny Meadows also benefits from its close proximity to the vibrant town of Whitehaven, offering a range of shopping, dining, and entertainment options. Residents can experience the rich history and heritage of the area through its historic buildings and landmarks, including the famous Whitehaven Harbour.

Warranty

The Borrowdale comes with the added assurance of a 10 year build warranty.

The Developer

Raemore Developments, a trusted family-owned business for over two decades, is renowned for crafting high-quality homes in West Cumbria. Their portfolio includes conversions, extensions, restorations, and new builds, all characterised by open-plan living, luxury, and energy efficiency. Every Raemore home is built with premium materials and comes with a 10-year structural warranty.

Viewing Arrangements

Contact us via email at newhomes@grisdales.co.uk or by calling 01946 693931 or 07377 226428 - Arrange a viewing now

Self-Build Homes

Alongside four newly built homes, Bonny Meadows presents an exciting opportunity for self-builders. These fully serviced plots come with planning permission for detached dwellings, allowing you to bring your vision to life. Choose to construct The Wilton, a spacious 3-bedroom dormer bungalow, or opt for The Dovenby, an exquisite 4-bedroom detached house—both pre-designed by Raemores. Alternatively, you can design a custom home that perfectly suits your needs. With only a few

plots remaining, now is the perfect time to start building your dream home.

Mortgage Advice

Grisdales works with The Right Advice Cumbria (Bulman Pollard) part of The Right Mortgage Ltd, one of the UK's fastest-growing Networks, offering expert professional advice to find the right mortgage for you. We have access to thousands of mortgages from across the whole market in the UK.

Our advice will be specifically tailored to your needs and circumstances which could be for your first home, moving home, re-mortgaging or investing in property. To find out more about how we can assist you, just call your nearest Grisdales office.

Your home or property may be repossessed if you do not keep up repayments on your mortgage. Some forms of Buy to Let Mortgages are not regulated by the Financial Conduct Authority. You may be charged a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

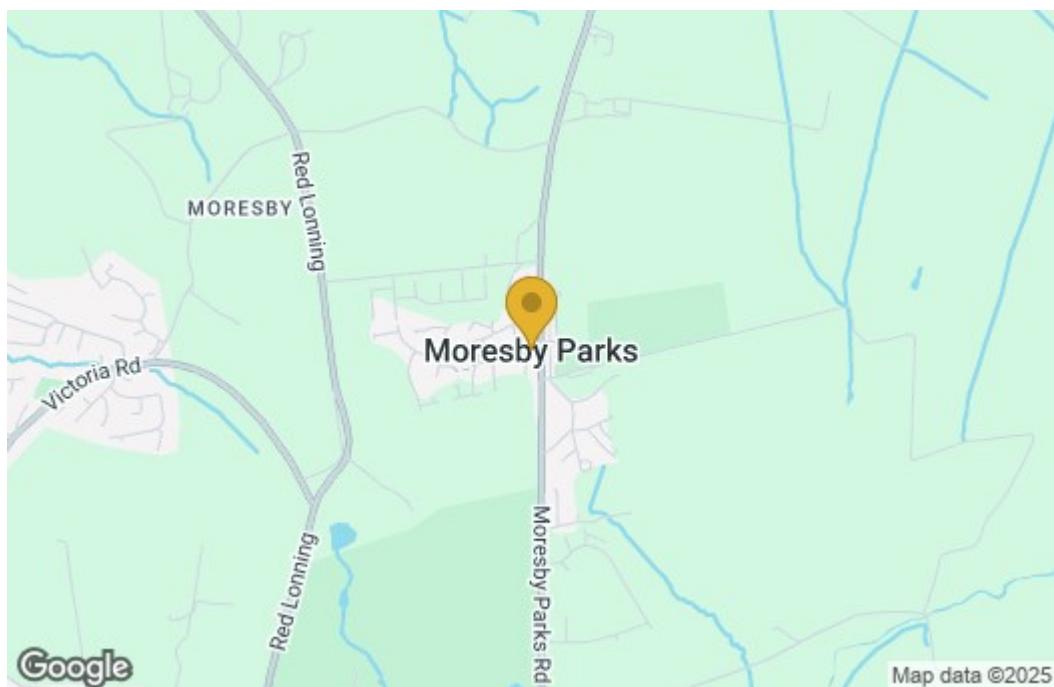
Notes to Brochure

Please note that the illustrations and images shown within this brochure are computer generated images. They do not necessarily relate to this plot or design but are representative of the Raemore Development product. This brochure does not constitute or form any part of a contract of sale. Any measurements stated, or floorplans shown, are for general guidance and may be subject to variation within the build process. They are not intended to be used as guidance for carpet sizes, appliances, spaces or items of furniture. Kitchen and sanitary ware styles and provisions are indicative. You should check the precise specification, dimensions, fittings and internal and external finishes on site and with our Sales Advisor.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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