



## 19 Lakeland View, Aspatria, CA7 3EP

**£199,995**

St Patrick's Vale presents a collection of 2, 3, and 4 bedroom homes situated in the picturesque Cumbrian town of Aspatria. Positioned just a brief four-minute stroll from the town centre, the development is surrounded by independent cafes, bars, and restaurants. Additionally, the proximity to Aspatria train station, a mere three-minute walk away, ensures convenient access to regular direct services connecting Carlisle, Whitehaven, and Barrow-in-Furness.

With stunning views of Skiddaw, the development is a scenic less-than-15-minute drive from the charming town of Cockermouth. Nestled on the fringes of the Lake District, St Patrick's Vale offers an ideal setting for a tranquil retreat or a picturesque relocation.

## The Milford

The Milford is a stunning home, thoughtfully crafted for the demands of modern living. Boasting a contemporary kitchen-diner, the home is accentuated by the allure of French doors that seamlessly connect the indoor space to the garden. Additionally, a distinct living room and a convenient downstairs WC contribute to the functional layout of this stylish abode.

Ascending the stairs, you'll be greeted by three well-proportioned bedrooms on the upper level. The main bedroom stands out with a touch of luxury, offering a lavish en-suite for added comfort and privacy. This residence also comes complete with a single attached garage, seamlessly blending functionality and sophistication to meet the demands of modern living.

## Helping You Move - Choose Your Offer\*

Helping You Move - Choose Your Offer\*

Stamp Duty Paid\*

5% Deposit Contribution: Gleeson's will contribute 5% of the purchase price towards your deposit\*

Incentives subject to change at anytime - Full T&C's Apply

## Kitchen/Dining

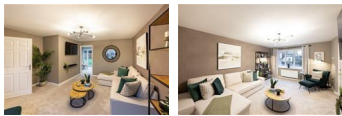
17'2" x 9'10" (5.24 x 3.00)



Choose from 100's of kitchen combinations and design a space that perfectly suits your needs. Your kitchen comes equipped with a stainless steel single oven and sink, complete with a drainer board and a mixer tap. There will be space provided for a standard-size washing machine with cold feed plumbing and a single power point.

## Living Room

16'4" x 14'0" (5.00 x 4.27)



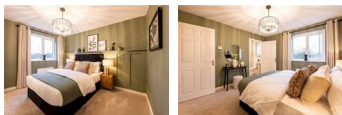
## WC/Utility

6'2" x 5'10" (1.88 x 1.80)

## First Floor

### Bedroom 1

12'4" x 10'7" (3.77 x 3.25)



## En-suite

6'2" x 4'3" (1.89 x 1.30)



## Bedroom 2

7'2" x 9'11" (2.19 x 3.03)



## Bedroom 3

10'3" x 9'8" (3.14 x 2.95)



## Bathroom

6'2" x 7'0" (1.90 x 2.15)



Your bathroom will be furnished with an Ideal Standard bathroom suite in white, featuring pillar taps for both the bath and washbasin. Tailor the finishing touches of your bathroom by selecting from a variety of Porcelanosa tiles.

## Exterior

All of the homes at the Saltom Bay Heights development feature a turfed front garden and a private garden to the rear, with fencing and turf available as optional extras.

## Personalisation

There are a multitude of opportunities for you to customise your new home. At various build stages, you have the flexibility to select from a stylish range of carpets kitchen and bathroom upgrades, and appliances, as well as other fixtures and fittings meticulously chosen from reputable manufacturers. Optional features like alarm systems, garden fencing, and additional power points are also at your disposal, providing the flexibility to tailor your home to your preferences.

## Fixtures & Fittings

Your home will come finished with a consumer unit, sockets and switches all included and fit to NHBC standards. Energy-saving lightbulbs will be provided where required.

## Heating

All homes on the Saltom Bay Heights development are complete with a brand-new, high-efficiency combination boiler and central heating system.

## Tenure

All homes on the St Patrick's Vale development are Freehold.

## Local Amenities

St Patrick's Vale enjoys proximity to a variety of local independent stores and amenities. A short four-minute walk takes you to the vibrant town center, where you can find a Co-Op, SPAR convenience store, Boots pharmacy, beauty salons, and a Post Office. Additionally, the area boasts an opticians, a doctors surgery, several pubs, takeaways, and coffee shops.

Richmond Primary School, currently rated Good by Ofsted, is less than a mile away, while Beacon Hill Community School is situated just under two miles from the development.

## Leisure

Less than a 15-minute drive from St Patrick's Vale lies Cockermouth, a renowned Cumbrian town serving as the gateway to the western Lake District and the Solway Coast. Bursting with shops, restaurants, and cultural attractions, Cockermouth offers a vibrant atmosphere. The Victorian seaside town of Silloth, featuring a Links golf course and a small working harbor, is a convenient 15-minute drive away. For family-friendly entertainment, the Lake District Coast Aquarium in Maryport provides mini golf, an adventure playground, and a café overlooking the harbor.

## Transport

The local train station, just a two-minute walk from the development, offers frequent trains to major towns and cities such as Carlisle, Barrow-in-Furness, and Whitehaven. Numerous bus stops within a short walking distance provide regular services to Carlisle, Workington, and Wigton. The A596, running through the town center, ensures easy access to Workington in 25 minutes and Carlisle in less than 35 minutes.

## Viewing Arrangements

To schedule an appointment at St Patrick's Vale please contact our office at 01900 829977 or cockermouth@grisdales.co.uk.

## 10-Year NHBC Warranty

All Gleeson homes come with a two-year Gleeson warranty, backed by the NHBC's resolution service, and a further eight years of insurance cover from NHBC as standard.

## The Developer

Gleeson Homes is a distinguished housebuilder renowned for its commitment to providing accessible and affordable housing solutions. The developer offers a diverse range of property types, spanning various sizes and styles, all while maintaining exceptional standards of quality and craftsmanship. Importantly, Gleeson Homes incorporates sustainable practices into its developments, contributing to environmentally friendly housing solutions.

Community development is at the heart of all Gleeson Homes projects. With a keen focus on creating holistic living environments, the developer expertly integrates green spaces and amenities, ensuring a sense of community that goes beyond the individual homes.

Gleeson Homes' other new homes developments in West Cumbria include Florence Drive in Egremont, Saltom Bay Heights in Whitehaven, Chimes Bank in Wigton, and Calluna Grange in Broughton Moor.

## Notes To Brochure

Images, dimensions, and layouts are indicative only and not plot-specific. Some images may also show optional upgrades at an additional cost. Plot-specific elevations and finishes may vary; these should be checked with a member of our sales team. Garages are provided to selected plots and our sales team will be able to confirm whether your chosen plot includes a garage.

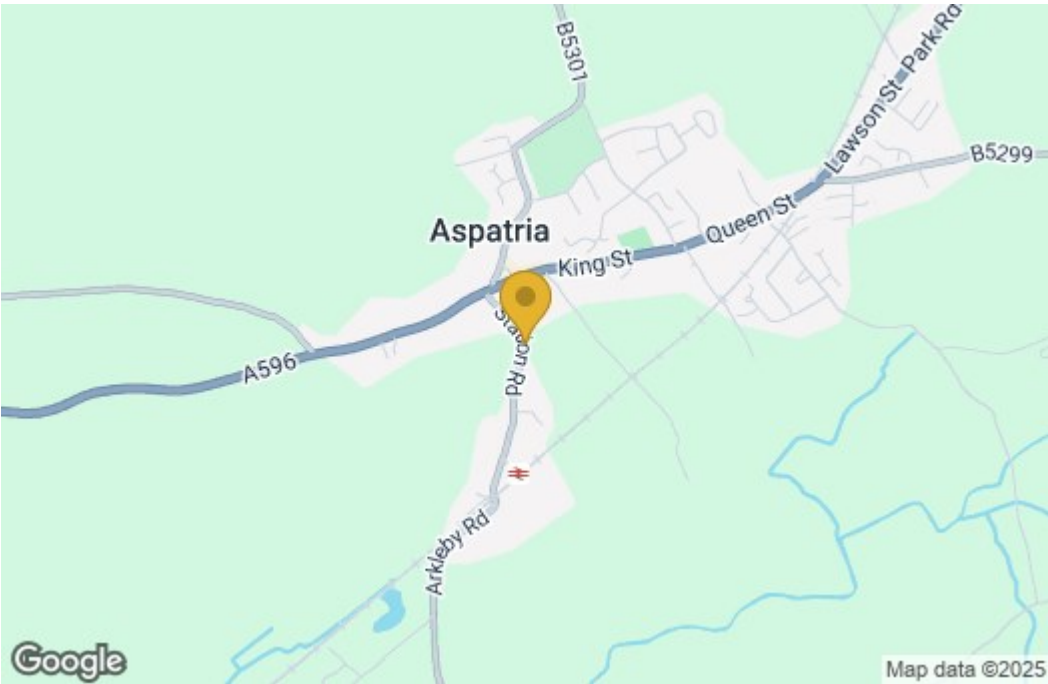
\* Terms and conditions apply. Speak to one of our Sales Executives for more information.



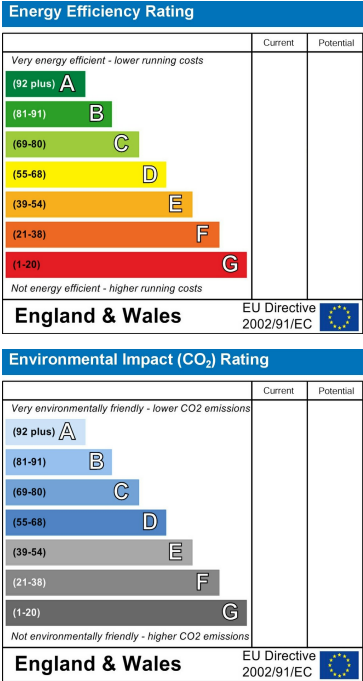
Floor Plan



Area Map



Energy Efficiency Graph



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.