

ATKINSON HOMES

A collection of 77 beautiful homes in the charming village of Penruddock.

WELCOME TO THE MEADOWS

Welcome to The Meadows, a collection of 11 beautiful homes in the charming village of Penruddock. Located in the scenic Lake District National Park, these homes have been designed with care, integrating locally sourced materials and traditional cavity masonry for an authentic touch.

At Atkinson Homes, we pride ourselves on building quality homes in idyllic locations, and The Meadows is no exception. Each home is a testament to modern living, with spacious interiors and high specifications throughout that emphasise comfort and convenience.



Please Note: Local occupancy restrictions apply at this development.



Bring your dream home to life at The Meadows...

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



IN THE AREA

Located just 5.5 miles from the historic market town of Penrith and 11 miles from the bustling town of Keswick, The Meadows provides the perfect blend of rural tranquillity and modern convenience.

Ideally positioned just off the A66, a short drive to the M6, and served well by local bus services, residents enjoy excellent access to surrounding areas and beyond.

From beautiful surroundings to a variety of amenities, Penruddock has much to offer. The village is home to a well-regarded primary school, making it ideal for families. The village hall is a great hub for an array of events and activities hosted throughout the year, fostering a strong community spirit. For socialising and relaxing, the local pub offers a friendly and welcoming atmosphere where you can enjoy a meal or a drink with friends and neighbours.

Local Schools:

Ullswater Community College, Penrith 6.4 miles

Queen Elizabeth Grammar School, Penrith 6.9 miles

Hunter Hall School and Pre-School, Penrith 7.2 miles

Keswick School, Keswick 12 miles

Creating outstanding homes in sought-after locations...







ABOUT US

Atkinson Homes 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. From first time buyer one-bedroom apartments to exclusive family homes in prestigious locations, we 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 Build-Zone as home warranty provider. Upon completion, each home is awarded with a 10-year Build-Zone structural warranty certificate. This includes a two-year builder warranty, and then eight years of structural insurance with Build-Zone.

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









BUILDING A BETTER FUTURE

Enhancing Local Areas

Throughout the longevity of each project, we are committed to enhancing local areas by creating green spaces, community buildings, office buildings and aiding in education through construction or financial contributions. One of our key commitments is to plant 10,000 trees by 2032, a vital step in enhancing and protecting biodiversity in the areas we develop.

Energy Efficient Homes

Our homes are designed with energy efficiency in mind, utilising the latest technologies to minimise energy consumption and reduce household carbon 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 The Meadows 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.






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BUILDING CONTRACTS
VISITOR
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BUILDING CONTRACTS

THE PRINCIPAL (PLOT I)

The Principal is a stunning 4-bedroom detached home, beautifully crafted with limestone stone walling and elegant Lambhill sandstone accents. The home blends traditional craftsmanship with contemporary design, offering a welcoming space that complements the natural surroundings.

Designed to suit the needs of all homeowners, the ground floor layout provides the perfect space for family time or entertaining. Both the lounge and kitchen/diner span the length of the property, complemented by a sizeable utility room and a conveniently located WC.

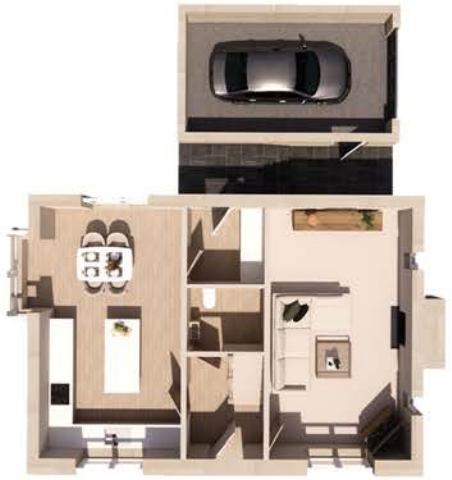
The spacious interiors continue on the first floor, featuring 4 double bedrooms, with the master boasting a spacious ensuite. A great sized family bathroom is conveniently located just off the landing.

Every detail of The Principal has been thoughtfully designed to create a home that is both distinctive and timeless.

• Garage • Spacious garden • Driveway parking (2 spaces)







Kitchen/Diner	3.8 x 6.8m
Utility	2.1 x 2.7m
Lounge	3.8 x 6.8m

GIA-69.5m2



Bedoom 1	3.9 x 3.6m
Bedroom 2	3.8 x 3.6m
Bedroom 3	3.3 x 3.0m
Bedroom 4	2.9 x 3.0m
Bathroom	3.5 x 1.7m

GIA-68.0m2

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Contribution towards internal upgrades!*

THE WILLOW (PLOT 2&3)

Welcome to the Willow, an attractive 3-bedroom detached home designed for modern living, featuring an open-plan kitchen/diner and a comfortable lounge that offers a relaxing retreat.

On the first floor, the master bedroom features a private ensuite, with a further 2 bedrooms and a family bathroom completing the layout.

Double French doors extend the living space into a wonderful rear garden, with a flagged pathway leading to the attached garage. Finished with elegant Lambhill sandstone quoins, cills, heads and jambs, the Willow embodies both modern comfort and timeless detail.

• Garage • Additional limestone masonry (plot 3) • Driveway parking



Kitchen/Diner	6.1 x 2.8m
Lounge	3.3 x 5.7m

GIA-50.4m2



Bedoom 1	3.3 x 3.7m
Bedroom 2	3.5 x 3.1m
Bedroom 3	2.4 x 2.8m
Bathroom	2.7 x 1.7m

GIA-50.4m2



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THE BEXTON (PLOT 4&5)

Step into the Bexton, a thoughtfully designed home with flexibility and style in mind. This generously sized detached home offers 3 double bedrooms, plus a versatile study that could be utilised as a fourth bedroom. The master suite is complete with a private ensuite for added comfort, and a family bathroom is conveniently located on the first floor.

The ground floor features an inviting open-plan kitchen and dining area, alongside a separate living room, a convenient utility room, and WC.

An integrated garage and a private rear garden complete the home, offering both functionality and outdoor space for relaxation. The home is complete with sleek Lambhill sandstone accents.

Plot 5 offers an added touch of character with a beautiful bay window, enhancing the home's charm and natural light.

• Versatile layout • Garage • Driveway parking (2 spaces)







Kitchen/Diner	6.6 x 3.4m
Utility	2.1 x 2.3m
Lounge	3.4 x 5.0m

GIA-57.5m2



Bedoom 1	3.4 x 4.6m
Bedroom 2	3.0 x 4.0m
Bedroom 3	3.4 x 3.9m
Bedroom 4	3.1 x 3.4m
Bathroom	2.1 x 2.4m

GIA-72.5m2

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AFFORDABLE HOMES

Positioned to the rear of The Meadows we have a collection of affordable rented homes, comprising of 4 bungalows and 2 semi-detached dwellings. Finished in white render, and beautifully crafted limestone stone walling, each home embodies both modern comfort and timeless detail.

To enquire, please contact Eden Housing Association on 01768 861400.

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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

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

Soft wood newels and spindles with oak handrail to staircase

Choice of oak internal doors (One glazed door is included as standard)

Contemporary white painted skirting boards and architraves

KITCHEN / UTILITY

Spacious kitchen/living space

Choice of kitchen finishes, including worktop, upstand, handles, sink and tap

Integrated fridge freezer, single fan oven, induction hob, extractor, integrated microwave

Hot water boiling tap (Upgrade)

BATHROOM (S)

Choice of wall/floor tiles

Choice of coloured bathroom units

Chrome taps and duel fuel towel radiator

Modern glass shower screen

Down lights throughout

LED wall hung mirror

OTHER

Under Floor Heating throughout ground floor

Thermostatically controlled radiators on the first floor

TV points in the living room and master bedroom

Smoke, heat and carbon monoxide detectors

Intruder Alarm

EXTERIOR

Spacious garden with each home

Paved driveways and footpaths

Double glazed UPVC windows

Outdoor lighting

Outdoor tap and socket

Turf to front , seeded grass to rear

ENERGY SAVING

Heating via Air Source Heat Pump

Solar PV panels (plot specific)

Electric Vehicle charging points

Mains water and electric. Drainage via package treatment plant





Bespoke customer upgrades are available upon request and depending on the build stage of your home. Please speak to your Sales Advisor for more information.









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've 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.



HOW TO FIND US

From Penrith town centre (town clock), head south-west along the A592/Corn Market. At the roundabout, take the Ist exit onto Ullswater Road/A592. At Skirsgill Interchange, take the 3rd exit onto the A66. At the roundabout, take the 3rd exit and stay on the A66 for 4.2 miles. Turn right into Penruddock. Follow the road into the village, keeping straight on passing the village hall and school. The entrance to The Meadows is found on the right, opposite the Herdwick Inn pub.

From Keswick town centre, head east along the A592/Penrith Road. Turn left onto Regional Rte 7I/A59I. Merge onto the A66 via the slip road to Penrith. Stay on the A66 for I0 miles. Turn left into Penruddock. Follow the road into the village, keeping straight on passing the village hall and school. The entrance to The Meadows is found on the right, opposite the Herdwick Inn pub.

Places to visit...

Pooley Bridge and Ullswater, 5.2 miles, Dalemain Mansion & Historic Gardens, 6 miles, Castle Park, Penrith – 6.8 miles, Whinfell Forest, Centre Parcs, I0.3 miles, Lowther Castle & Gardens, I0.8 miles, Derwentwater, I2.9 miles





01768 890244

enquiries@atkinson-homes.co.uk

www.atkinson-homes.co.uk

@atkinsonhomes_

The Meadows is a marketing name only. Local occupancy restrictions apply. Every effort has been made to ensure accuracy of the information contained within this brochure. However, the details contained herein are for guidance only and do not constitute a contract, part of a contract, or warranty. Atkinson Homes Ltd reserve the right to amend and update any information contained within this brochure without prior notification. Please speak to your Sales Advisor for further information and plot specific details. Atkinson Homes Ltd is compliant with the Consumer Code for New Homes.

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

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

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