JUBILEE GARDENS

Stainton, Penrith

Plots 19 - 26



ATKINSON HOMES

WELCOME TO STAINTON

Jubilee Gardens is a development situated within the quaint village of Stainton, close to the market town of Penrith, and on the border of the Lake District National Park. Sitting within the parish of Dacre, Stainton is a desirable location boasting a population of approximately 800 people.

The popular village has excellent transport links, with the A66 and A592 accessible from the main junctions into and out of the village. The development has close links to Penrith's main M6 motorway at J40. Positioned approximately 4 miles from the shore of Lake Ullswater, Jubilee Gardens takes full advantage of the local landscape, with Stainton offering idyllic scenery.



Each home within Jubilee Gardens has been designed with our customer in mind. Whether you're looking for a modern home with open plan living and spacious interiors throughout, or a bungalow with ample green space, we've got you covered.

CGIs are for illustrative purposes only and may be subject to change. This site plan is correct at the time of release, however, may change at a later date. Purchaser cannot rely on the details or landscaping shown on this plan. Please speak to an Atkinson Homes Sales Advisor for plot specific information.

IN THE AREA

Stainton C of E Primary School can be found a few minutes walk from Jubilee Gardens. Situated within a close-knit community, Stainton school has a brilliant reputation for providing high quality education to those at primary school age. Stainton school also has a strong pastoral support system which helps pupils to develop a sense of responsibility for themselves, their peers, their school and the wider community.



The Kings Arms Inn is a traditional village pub which sits within close proximity to Jubilee Gardens. Serving home-cooked food daily, and with a wide range of beer and ale, The Kings Arms Inn really is a great venue for socialising within Stainton.



Positioned on the edge of Jubilee Gardens, The Brantwood Hotel is an early 18th Century former country residence with a comfortable and relaxing atmosphere. The oak beamed bar and restaurant offers an extensive and delightfully British menu using freshly prepared locally sourced ingredients and great selection of beer and wines.



Stainton Village Hall sits within the heart of the local community, offering a range of facilities and events. The village hall is positioned on the border of Jubilee Gardens, and offers a venue hire service, exercise classes, a community café as well as several other popular events.



Stainton Methodist Church is a small church with a congregation of around 25, with a weekly traditional worship service. In addition, the church hosts several events for the local community, offering worship, teaching, and generous inclusive hospitality.



Approximately 1 mile from Jubilee Gardens, Rheged is a gallery, café, cinema, shopping venue, workplace and creative space which is a great hub for entertainment. Attached to the venue is a petrol station, open from 6am-10pm, including a shop and deli. Whether you're looking to find out more about Cumbria's landscape and history, or simply want to enjoy a night at the cinema, Rheged is a great local attraction for all ages.



Dalemain Historic House and Gardens, home to the annual "World's Original Marmalade Awards & Festival", is a fine stately home with a beautiful Georgian facade of dressed pink stone. It stands in 5 acres of landscaped gardens and parkland, and both the house and the gardens are open to the public.



Ullswater is the second largest lake in the English Lake District, being about 7 miles long and 0.75 miles wide, with a maximum depth a little over 60 metres. It was carved out by a glacier in the last Ice Age, and the idyllic village of Pooley Bridge sits on the shore. Approximately 4 miles from Jubilee Gardens, Pooley Bridge offers a range of pubs and restaurants, with activities such as paddle boarding and kayaking also available, not to mention the endless amounts of walking routes.





ABOUT US

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

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 accomodating each customer's needs where 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 building warranty certificate.



OUR VISION

Our aim for Jubilee Gardens is to remain sympathetic to the area, and beautiful surroundings of the development. Our house types have been carefully tailored to ensure they are in keeping with the village, with each new home providing the perfect blend of stylishness and privacy. Jubilee Gardens is set back from the main road running through Stainton, its position made to feel peaceful, taking full advantage of open green space and natural landscape.

Most of all, we want to ensure your new home really is *brought to life...*

An Atkinson home is well-known for contemporary design and high-quality finish and exceeding expectations. We are extremely proud of our workmanship and deluxe specification, offering unrivalled attention to detail.

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FOR THE FUTURE

We are committed to making changes in the bid to improve, protect and enhance biodiversity, and ultimately improve our carbon footprint. It is our aim to maximise opportunities for biodiversity enhancement where appropriate, following all guidelines within the Habitat and Species Regulations.

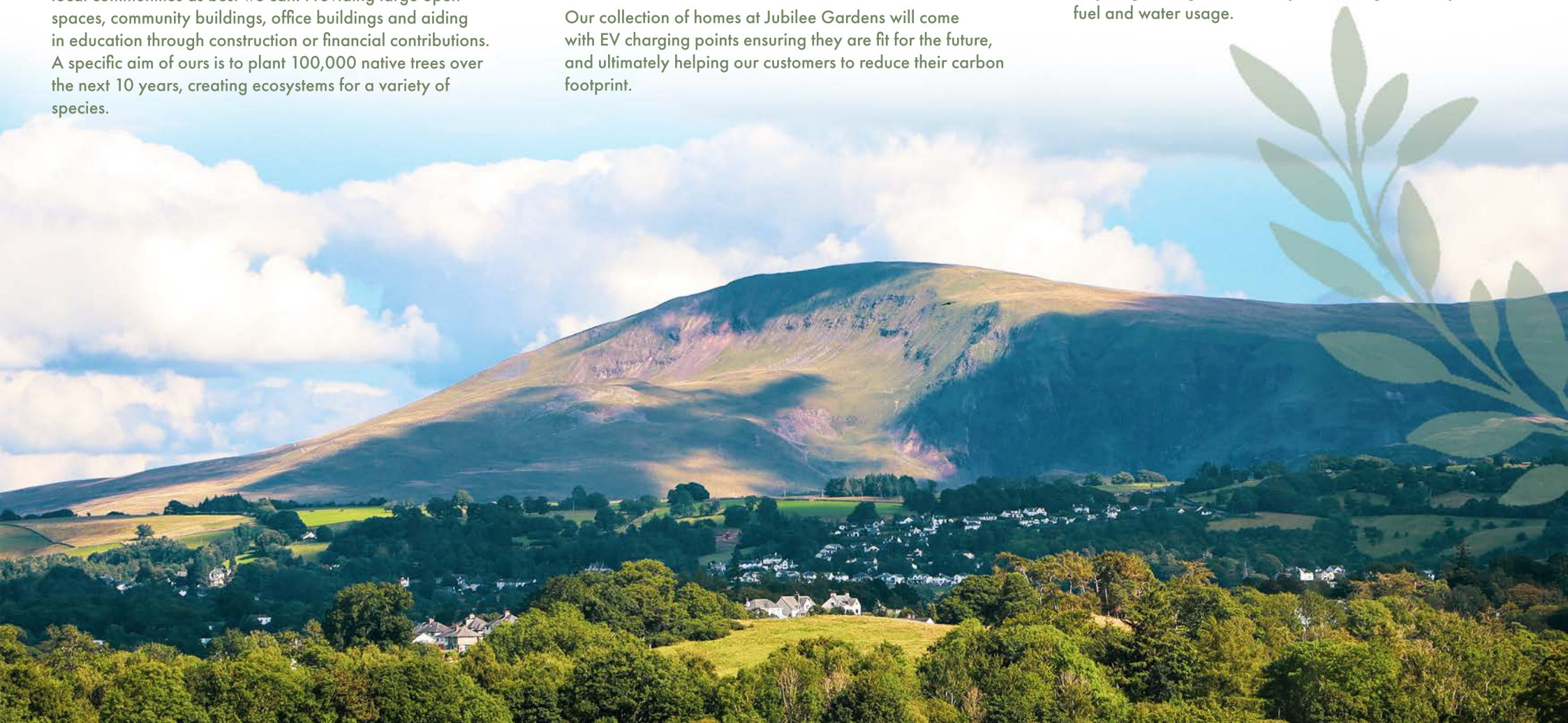
Through our developments we strive to keep improving local communities as best we can. Providing large open spaces, community buildings, office buildings and aiding in education through construction or financial contributions. A specific aim of ours is to plant 100,000 native trees over the next 10 years, creating ecosystems for a variety of species.

Our new homes are ultra-insulated, and air tight, minimising energy required for heating. All of our new homes are fitted with Solar PV panels, maximising daylight and passive solar gain through the orientation of the dwellings. We strive to work towards an A+ energy rating that would help to produce more energy than used, keeping our homes at a regulated temperature all year round.

Our collection of homes at Jubilee Gardens will come with EV charging points ensuring they are fit for the future, and ultimately helping our customers to reduce their carbon footprint.

OUR PROMISE

We promise to monitor our Carbon Footprint, with the aim to reduce this year on year with the implementation of new products and technology, stringent waste and recycling management and by monitoring electricity, fuel and water usage.



THE TYNEFIELD- PLOT 19

SOLD STC



Kitchen/Lounge/Diner	4.8 x 7.9m
Bed 1	3.7 x 4m
Bed 2	3.7 x 2.5m
Bathroom	2 x 2.7m

GIA - 75.5m2





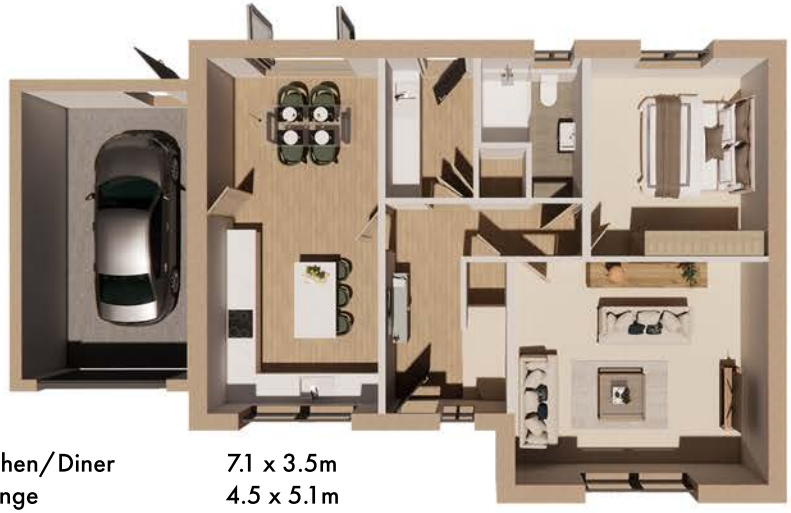
A thoughtfully designed two-bedroom bungalow, The Tynefield is ideal for modern living. Both bedrooms are generously sized doubles, providing flexibility and comfort. The open-plan lounge, kitchen, and dining area form the heart of the home, perfect for everyday life and entertaining. The bathroom features both a bath and a shower, offering convenience and luxury.

Step through the lounge doors to the rear garden, a private space to relax and unwind. A garage completes this wonderful home, providing additional storage and further convenience.

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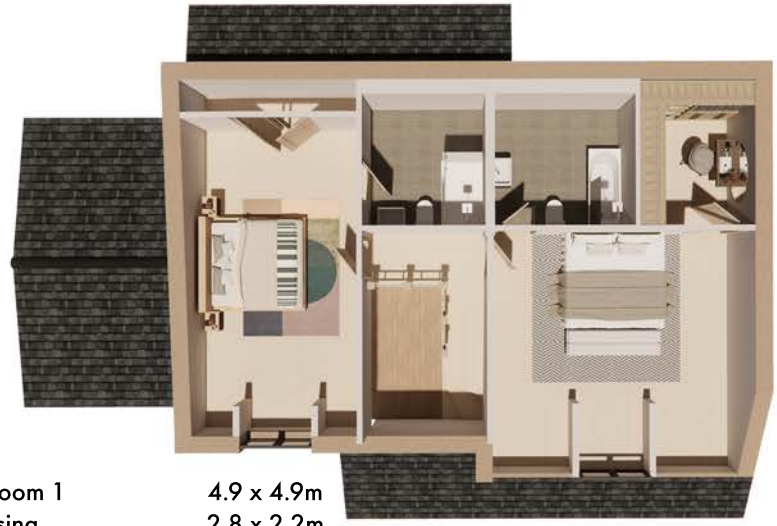
THE HOPEGILL - PLOT 20

SOLD STC



Kitchen/Diner	7.1 x 3.5m
Lounge	4.5 x 5.1m
Utility	2.8 x 1.8m
Bedroom 3	4 x 3.6m
Bathroom	2.7 x 2m

GIA - 102.4m2 (inc. garage)



Bedroom 1	4.9 x 4.9m
Dressing	2.8 x 2.2m
Ensuite	2.5 x 2.7m
Bedroom 2	6.4 x 3.4m
Ensuite	2.5 x 2.4m

GIA - 70.6m2



The Hopegill is a spacious and stylish three-bedroom detached dormer bungalow, thoughtfully designed to suit a range of lifestyles.

The ground floor features a spacious kitchen/diner, with a separate lounge to relax in comfort. A practical utility room adds convenience, while the ground floor bedroom and bathroom provide flexibility for guests or accessible living.

Upstairs, two generously sized bedrooms each benefit from their own ensuite, with the master also boasting a dressing room.

Outside, The Hopegill boasts a large garden ideal for outdoor living, a single garage, and driveway parking. Whether you're looking for a peaceful retreat or a modern family home, The Hopegill blends contemporary comfort with timeless appeal.

*First floor measurements may vary due to head height in eaves.

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THE HOPEGILL
PLOTS 21 & 22



The Hopegill is a spacious and stylish three-bedroom detached dormer bungalow, thoughtfully designed to suit a range of lifestyles.

The ground floor features a spacious kitchen/diner, with a separate lounge to relax in comfort. A practical utility room adds convenience, while the ground floor bedroom and bathroom provide flexibility for guests or accessible living.

Upstairs, two generously sized bedrooms each benefit from their own ensuite, with the master suite also boasting a dressing room.

Externally, the home boasts a private rear garden along with a lawned front garden.

Plot 21 features a contribution towards internal upgrades*

Plot 22 features a contribution towards garden upgrades*

- Convenient layout
- Detached
- Driveway parking (2 spaces)





Kitchen/Diner	7.1 x 3.5m
Lounge	4.5 x 5.1m
Utility	2.8 x 1.8m
Bedroom 3	4 x 3.6m
Bathroom	2.7 x 2m

GIA - 83m2



Bedroom 1	4.9 x 4.9m
Dressing	2.8 x 2.2m
Ensuite	2.5 x 2.7m
Bedroom 2	6.4 x 3.4m
Ensuite	2.5 x 2.4m

GIA - 70.6m2

*First floor measurements may vary due to head height in eaves. *Contributions are plot specific. T&Cs apply.

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THE LARK - PLOT 23

SOLD STC





The Lark is a thoughtfully designed three-bedroom semi-detached home offering stylish and practical living across two floors. Generous glazing to the front of the property floods the interior with natural light, creating a bright and welcoming atmosphere throughout.

The ground floor comprises of an open-plan kitchen/diner, along with a separate lounge for a cosy retreat. Double UPVC doors from the kitchen/diner lead directly to the private rear garden. A convenient ground floor WC adds to the everyday functionality. Upstairs, the master bedroom features its own en-suite, complemented by two further bedrooms and a centrally located family bathroom.

Externally, The Lark benefits from a private rear garden along with a lawned front garden.



Kitchen/Diner	5.3 x 3.9m
Lounge	5.3 x 2.9m
WC	2 x 1.2m

GIA - 48.5m2



Bedroom 1	3.5 x 2.9m
Bedroom 2	2.7 x 2.9m
Bedroom 3	2.6 x 2.9m
Ensuite	1.7 x 2.0m
Bathroom	1.7 x 2.8m

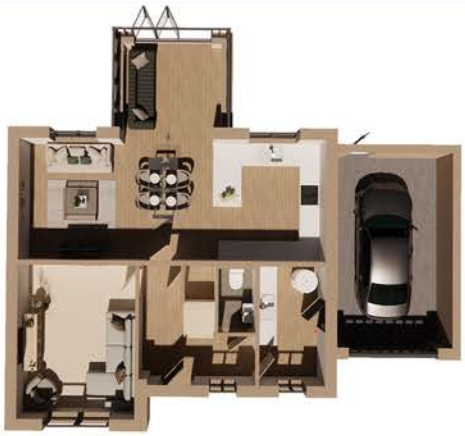
GIA - 42.44m2

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THE BECKFORD - PLOT 26

SOLD STC





Kitchen/Diner	3.5 x 6.
Sunroom	3 x 2.6m
Lounge	3.4 x 4.5m
Utility	3.4 x 1.9m
WC	1 x 1.8m

GIA - 84.6m2



Bedroom 1	4.5 x 3.4m
Ensuite	2.1 x 2.2m
Bedroom 2	3.5 x 3.4m
Bedroom 3	3.9 x 3.1m
Bedroom 4	5.6 x 3.2m
Bathroom	2 x 2.6m
Study	2 x 3.1m

GIA - 84.6m2

The Beckford is a spacious and versatile four-bedroom detached home. At its heart is a stunning open-plan kitchen, dining and living space that runs the full length of the home—perfect for everyday life and entertaining. This impressive area is further enhanced by a bright sunroom, with bifold doors opening out onto the large private rear garden. A separate lounge offers a peaceful retreat, while a ground floor utility room and WC add convenience.

Upstairs, you'll find four generously sized double bedrooms, with the master featuring its own en-suite. A well-appointed family bathroom serves the remaining bedrooms. The addition of a study provides a versatile space.

A private driveway sits to the front of the home, with an integral garage also included.



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GENERAL

'Just Walnut' painted interior

Quickstep laminate flooring to kitchen/diner, hallway, and utility

Half glazed oak door to kitchen. Oak internal doors throughout

Contemporary white painted skirting boards and architraves

KITCHEN

Spacious kitchen/dining space

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

Integrated fridge freezer, extractor, dishwasher, built-in single fan oven, induction hob, and microwave

Manufacturer's warranty included

BATHROOM(S)

Fully tiled floor and shower area, with half-height tiling to the remaining walls

Choice of coloured bathroom units

Chrome taps and towel radiator

Modern glass shower screen

Down lights throughout

LED wall hung mirror

OTHER

Heating via Air Source Heat Pump

Underfloor heating throughout ground floor, radiators to first floor

Low energy light fittings

TV points in the living room and master bedroom

Smoke, heat and carbon monoxide detectors

Solar PV panels

Electric vehicle charging point

Intruder alarm as standard

EXTERIOR

Spacious garden

Turf to front gardens, seeded grass to rear

Paved driveways and footpaths

Double glazed UPVC windows

Outdoor lighting

Outdoor tap and socket

Garage (Plots 19, 20 and 26)

Upgrades are available upon request, subject to your home's build stage. Please speak to your Sales Advisor for a copy of our Choices and Upgrades brochure.

SPECIFICATION



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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.

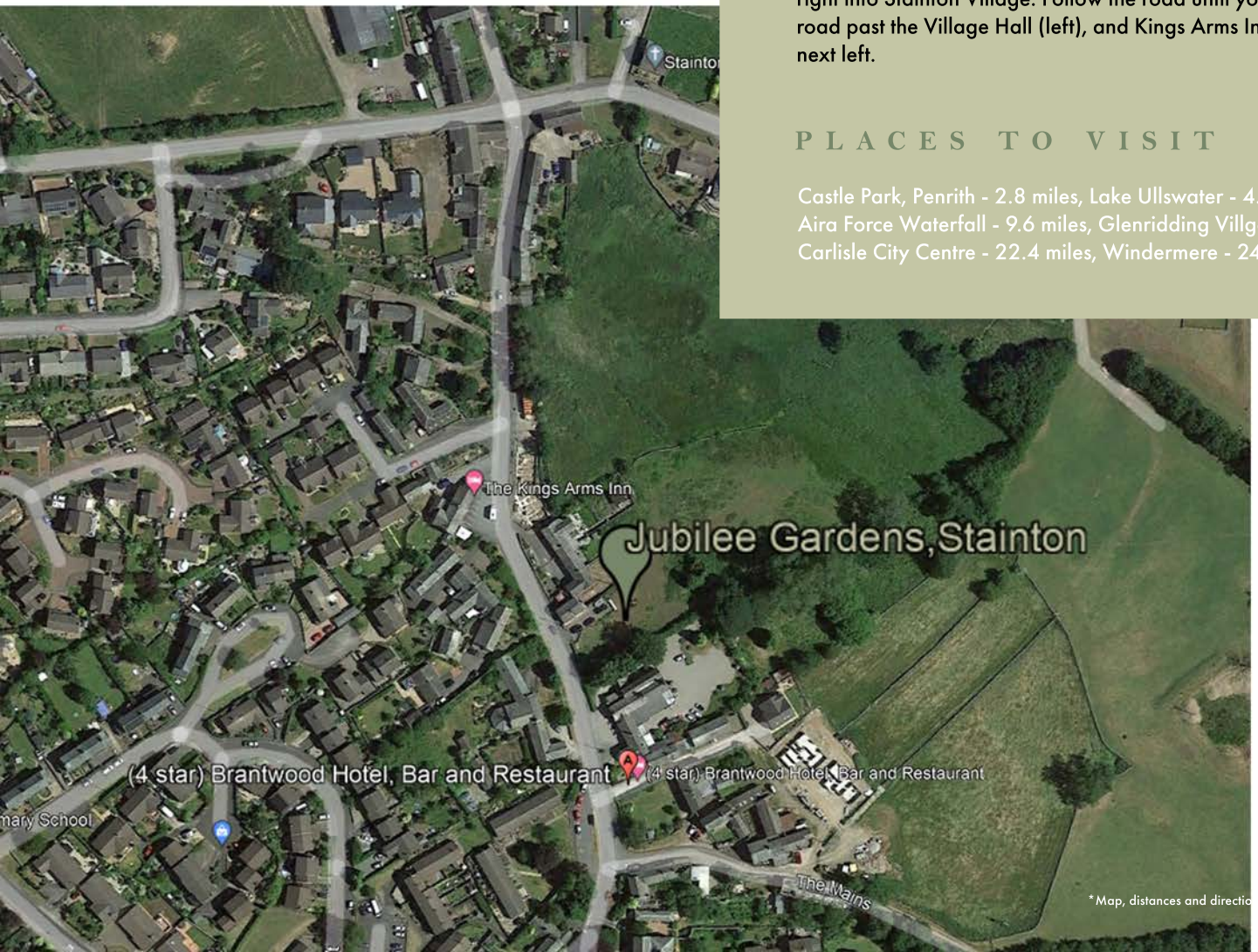
HOW TO FIND US

PENRITH -STAINTON (2.9MILES)

From Penrith town centre head South-East on Little Dockray towards Corn Market/A592 and then turn right onto the A592. At the roundabout, take the 1st exit onto Ullswater Road. At the Skirsgill Interchange, take the 3rd exit onto the A66. At the next roundabout, take the 2nd exit onto the A592. In approximately 0.7miles turn right into Stainton Village. Follow the road until you reach the pavilion and then make a left turn. Follow the road past the Village Hall (left), and Kings Arms Inn (Right), and the entrance to Jubilee Gardens will be on the next left.

PLACES TO VISIT

Castle Park, Penrith - 2.8 miles, Lake Ullswater - 4.7 miles, Whinfell Forest, Centre Parcs - 6.8 miles, Aira Force Waterfall - 9.6 miles, Glenridding Villge - 11.2 miles, Keswick Town Centre - 14.8 miles, Carlisle City Centre - 22.4 miles, Windermere - 24.1 miles



JUBILEE GARDENS

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ATKINSON HOMES

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NHBC

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

ctsi APPROVED CODE TradingStandards.uk

LABC AWARDS 2024 Regional Winner