THE VIEW

UNDERSKIDDAW, KESWICK



ATKINSON HOMES

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ATKINSON
HOMES

Bring your dream home to life...

Building award winning homes for
over 40 years.

An exciting opportunity to purchase
a brand new home in the heart of the
Lake District.

THE VIEW

UNDERSKIDDAW, KESWICK

WELCOME TO THE VIEW

The view is a brand new development made up of 11 homes, sitting within a desirable location on the outskirts of Keswick town centre. Sitting within Underskiddaw, The View has been designed to take full advantage of the natural landscape surrounding the site and utilises local materials which are in keeping with the area.

Positioned approximately 2 miles from the centre of Keswick, The view sits within an area of natural beauty capturing the nearby Lakeland fells and vast amount of green space the Lake District has to offer. The View's location means you get the benefit of convenience and privacy from your new home.



The popular area has excellent transport links with the development sitting just off the A591, with a link to the A66 found less than a mile down the road. The View really is a great base for exploring the Lake District. Our main aim is to provide modern yet bespoke homes which have been designed with our customers in mind. Each new home comes with a garage and private off road parking with interiors finished to a premium specification.

Please note CGI's/Visuals are indicative and may be subject to change.

IN THE AREA

The View sits within an idyllic location on the fringe of Keswick, within the Lake District National Park. Underskiddaw is a small parish in the borough of Allerdale which has a population of approximately 200 people, offering exquisite scenery that surrounds the valley.

Lying within close proximity to The View, the market town of Keswick really is the heart of the Northern Lake District. The town is full of thriving independent businesses, local attractions, with a history dating back to the Middle Ages.





Keswick town centre is bustling market town which sits on the edge of Derwentwater. Keswick is also home to several local attractions which are enjoyed by both locals and tourists.

Theatre by the Lake, which was opened in 1999, celebrates the arts, with the Alhambra Cinema also supporting the town's creatives. Fitz Park, landscaped in the Victorian period, is one of several green spaces which give visitors the opportunity to explore the great outdoors. All local attractions and shops can be found just a short drive from The View.



The Lake District offers many walking routes, with several of them sitting on the edge of The View. The likes of Skiddaw and Blencathra sitting behind the site. Dodd wood and Bassenthwaite Lake National Nature Reserve, again on the doorstep of the development.

One popular route is the new Keswick to Threlkeld railway path, a family friendly walk or ride which takes you from Keswick through some of the Lake Districts picturesque scenery. The route follows the path of Cockermouth, Keswick and Penrith's railway.



The likes of The Spa at Underscar, Underskiddaw Church Room and Calvert Trust Activity Centre, are also local attractions which are positioned just a stones throw from The View. The position of each home gives residents the perfect balance of privacy and convenience.

A short drive from The View lies the Lake District Wildlife Park which has over 100 exotic species, an on-site cafe and play area, the perfect activity for families. A little further along the road is Armathwaite Hall & Spa, a prestigious 4* resort with renowned dining facilities.



ABOUT US

Atkinson Homes have been building award winning homes for over 40 years, from first time buyer one bedroom apartments to exclusive luxury family homes in prestigious locations in and around Penrith and Keswick, across the Eden Valley and throughout Cumbria.

Our new homes are uniquely tailored to their location and surroundings and we pride ourselves on being able to accomodate each customer's needs where practical. Your new home will be built in accordance with all relevant technical and building regulations.

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 NHBC will issue a 10 Year building warranty certificate- considered to be the UK's leading new home warranty provider.



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OUR VISION

Our aim for The View is to remain sympathetic to the area and stunning surroundings of the development. Our house types have been carefully tailored to ensure they are in keeping with the surroundings, with each new home providing the perfect blend of stylishness and privacy.

The View is set back from the main road, its position made to feel peaceful, taking full advantage of beautiful scenery and natural landscape.

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.

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

All homes A Rated

& Carbon Neutral

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FOR THE FUTURE

We are committed to making changes in the bid to improve, protect, and enhance biodiversity and ultimately reduce 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 education through construction or financial contributions. A specific aim of ours is to plant 10,000 native trees over the next 10 years, creating ecosystems for a variety of species.

Our new homes are 'A' Rated and carbon neutral, meaning they are ultra-insulated and airtight, 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 The View will come with EV charging points ensuring they are fit for the future, and ultimately helping our customers to reduce their carbon footprint.

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 and reducing electricity, fuel, and water usage.

Plot 1

This 4 bed detached home is sure to catch your attention. The property has been designed to suit the needs of all homeowners with the downstairs layout providing the perfect space for family time or entertaining. Both the lounge and kitchen/diner span from the front to the rear of the property with a sizeable utility and WC taking full advantage of the space on offer.

The first floor is made up of 4 double bedrooms, with the master boasting a spacious ensuite, as well as a great sized family bathroom.



Kitchen/diner	25.8m²
Lounge	25.8m²
Utility	4.2m²



Master Bed	13.4m²
Bed 2	13.6m²
Bed 3	9.2m²
Bed 4	9.4m²
Bathroom	5.9m²

GIA	135.6m²
Garage	18.8m²

Please note CGI's/Visuals are indicative and may be subject to change.

Plot 2

This home is positioned in the perfect place for capturing the nearby Lakeland fells from every angle.

The grand kitchen/diner and lounge give you the perfect space for family time or entertaining. 4 double bedrooms can be found on the first floor with the master bedroom offering an ensuite as well as a family bathroom which can be found just off the main landing.

A porch to the front of the property provides a spacious entrance hall, and the home also boasts a detached garage.



Kitchen/diner	25.8m²
Lounge	25.8m²
Utility	4.2m²

Master Bed	14.0m²
Bed 2	13.6m²
Bed 3	9.2m²
Bed 4	8.6m²
Bathroom	5.9m²

GIA	139.1m²
Garage	18.5m²

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Plot 3

This showstopping home really does encapsulate a luxurious feel, with an annex and open plan living included.

This home is made up of 3 double bedrooms which includes the grand master suite, featuring walk-in-wardrobe and ensuite. Incorporated into the design is a unique private annex found within the ground floor of this grand home. This property really does offer plenty of options for individuals needs.

The substantial glazing to the front of the property ensures the entrance hall and first floor landing is flooded with natural light, with the first floor private balcony also providing a bright and airy feel within the main living area.

This home has been designed to maximise the generous amount of space on offer, not just internally but externally too.



Kitchen/diner/living	52.0m²
Snug	13.5m²
Master Bed	18.2m²
Annex Kitchen/living	21.7m²
Anned Bed	9.2m²



Utility	4.0m²
Bed 2	11.6m²
Bed 3	9.6m²
Bathroom	6.6m²

GIA	188.0m²
Garage	19.0m²

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Plot 4

This spacious two story home comprises 3 double bedrooms, a modern family bathroom, as well as generous living areas.

On the ground floor the kitchen/diner and lounge span the length of the property with double doors leading onto the garden. A large ensuite sits just off the master bedroom, making this a sizable room.

The full height glazing to the front of the home is a great addition, ensuring natural light can flood the property providing a bright feel within the Kitchen and upstairs landing.

This home comes with a detached garage which can be found to the rear of the home as well as a private driveway to the front.



Kitchen/diner	21.8m²
Lounge	19.9m²
Utility	3.6m²



Master Bed	13.6m²
Bed 2	10.5m²
Bed 3	9.0m²
Bathroom	4.7m²

GIA	111.5m²
Garage	18.5m²

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Plot 5

This attractive, 'A' Rated home features a spacious kitchen/diner and lounge, with a utility room and WC also incorporated into the downstairs layout.

To the rear of the home, double UPVC doors lead to a generous garden with a footpath leading to a detached garage. This home sits on a spacious plot with a private driveway to the front as well as ample greenspace.

The first floor features a master bedroom with ensuite attached as well as 2 additional double bedrooms and family bathroom.



Kitchen/diner	21.8m²
Lounge	19.9m²
Utility	3.6m²

Master Bed	13.6m²
Bed 2	10.5m²
Bed 3	9.0m²
Bathroom	4.7m²

GIA	111.5m²
Garage	18.5m²

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SPECIFICATION

All of our new homes come with the most up to date energy efficient, fire safety and ventilation technologies, giving you the confidence that your new home wont need updating for many years to come.

You can expect modern and stylish kitchens, bathrooms and living areas, with the latest fixtures and fittings.

Each home is designed for today's living and finished to exacting standards.

GENERAL

'Just Walnut' painted interior

Choice of flooring in Kitchen, Bathroom (s), Hallway & Utility

Soft wood spindles with oak newels & handrail to staircase

Choice of internal doors

Contemporary white painted skirting boards & architraves

KITCHEN

Spacious kitchen / living space

Choice of kitchen finishes, including solid worktop & upstand, handles, sink & tap

High quality appliances, including Integrated fridge / freezer, single fan oven, induction hob, extractor, integrated microwave, washer & dryer to utility

Manufacturers warranty included

BATHROOM (S)

Choice of wall & floor tiles

Choice of bathroom units

Chrome taps & towel radiator

Modern glass shower screen

Downlights throughout

LED wall hung mirror

EXTERIOR

Paved driveway & footpath

Double glazed UPVC windows

Outdoor lighting

Outdoor tap & socket

Turf to front & rear gardens

Solar PV panels (plot specific)

OTHER

Heating via Air Source Heat Pump

Underfloor heating to living areas

Thermostatically controlled radiators to bedrooms

Low energy light fittings

TV points in living room & master bedroom

Electrical vehicle charging point

Intruder alarm as standard

Bespoke customer upgrades are available upon request, please speak to one of our sales advisors for a copy of our 'Choices & Upgrades' brochure.

Choices can be limited depending on build stage.



Please note all visuals are indicative and may be subject to change.

PURCHASING AN ATKINSON HOME



Buying a home should be an exciting and pleasurable experience – *we take care of you so the experience is informative and easy for you every step of the way..*

STEP 1

REGISTER YOUR INTEREST

Get in touch with us to express your interest in our new development, and you will be added onto our priority list. At this stage we will help you to identify if we have a home suited to YOU!

STEP 2

CHOOSE YOUR NEW HOME

From our homes on offer, let our team know which you would like to reserve. A reservation fee will then be paid to secure your home. This is when we will begin the legal process.

STEP 3

KEEP UP CONVERSATION

Once you have reserved your new home, our team will be busy working behind the scenes. We will send contract documents to your solicitor along with any other remaining paperwork.

STEP 4

EXCHANGE CONTRACTS

Solicitors from both parties work alongside you in readiness to exchange contracts. Once this happens a date for completion is agreed

STEP 5

MOVING DAY

Your new home is now ready for you to take possession of. We will meet you at your new home with your keys and be available to help with any questions you may have.



HOW TO FIND US

KESWICK TOWN CENTRE - THE VIEW, UNDERSKIDDAW (2.4 MILES)

From Keswick town centre, head Northwest on Victoria Street / A5271 / A591 towards Brewery Lane.

In 0.9 miles, turn right onto Crossthwaite Road / A5271 / A591.

At the roundabout take the second exit onto the A591.

Continue on the A591 for approx. 1.6 miles and the entrance to 'The View' will be visible on the right side of the road.

Postcode: CA12 4BF

PLACES TO VISIT

The Spa at Underscar (1.7 miles), Keswick School (1.7 miles), Petrol/Fuel Station (1.9 miles), Supermarket-Booths (2.3 miles), Keswick Museum (2.4 miles), Keswick Alhambra Cinema (2.6 miles), Keswick to Threlkeld Railway Trail (2.7 miles), Theatre by the Lake (2.7 miles), Castlerigg Stone Circle (4.1 miles), Derwent Water (4.1 miles), Whinlatter (5.9 miles), Bassenthwaite Lake (7.7 miles), Cockermouth Town Centre (15.1 miles), Penrith Town Centre (19.2 miles) , Carlisle City Centre (27.1 miles).





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NHBC

Please note that all of the information included within this brochure was correct at the time of print but may be subject to change. All CGI images are for guidance only and the final development may vary slightly.

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