



EDEN GROVE

APPLEBY-IN-WESTMORLAND

CUMBRIA

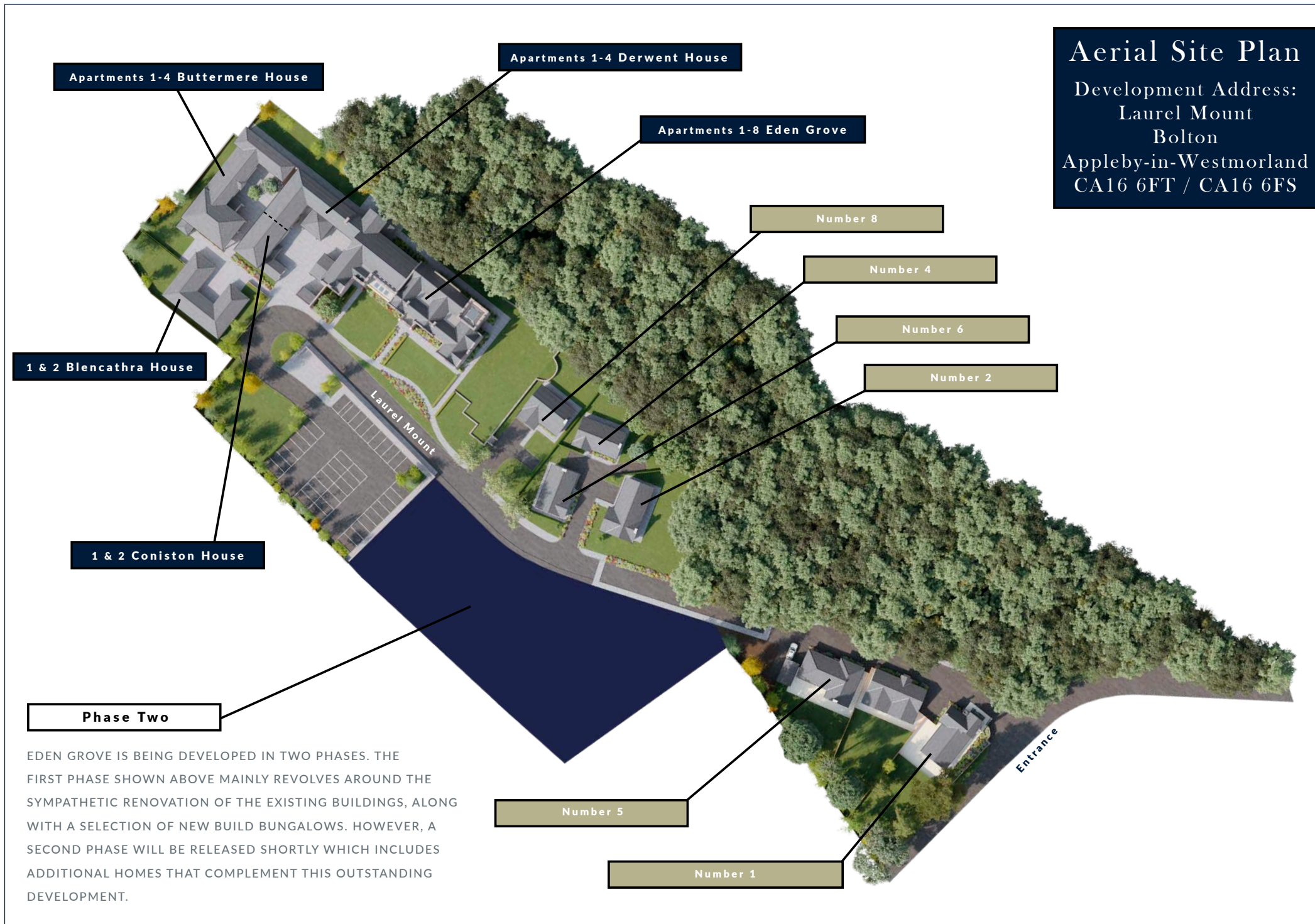
A BEAUTIFUL DEVELOPMENT OF LUXURY HOMES AND APARTMENTS
SITUATED IN THE PICTURESQUE VILLAGE OF BOLTON



Location, location, location...

IMAGINE A PLACE, A PLACE SO BEAUTIFUL THAT YOU WISH YOU COULD SPEND EVERY DAY THERE.
A PLACE WITH CHARACTER AND CHARM BUT MOST OF ALL;
A PLACE YOU COULD CALL HOME.

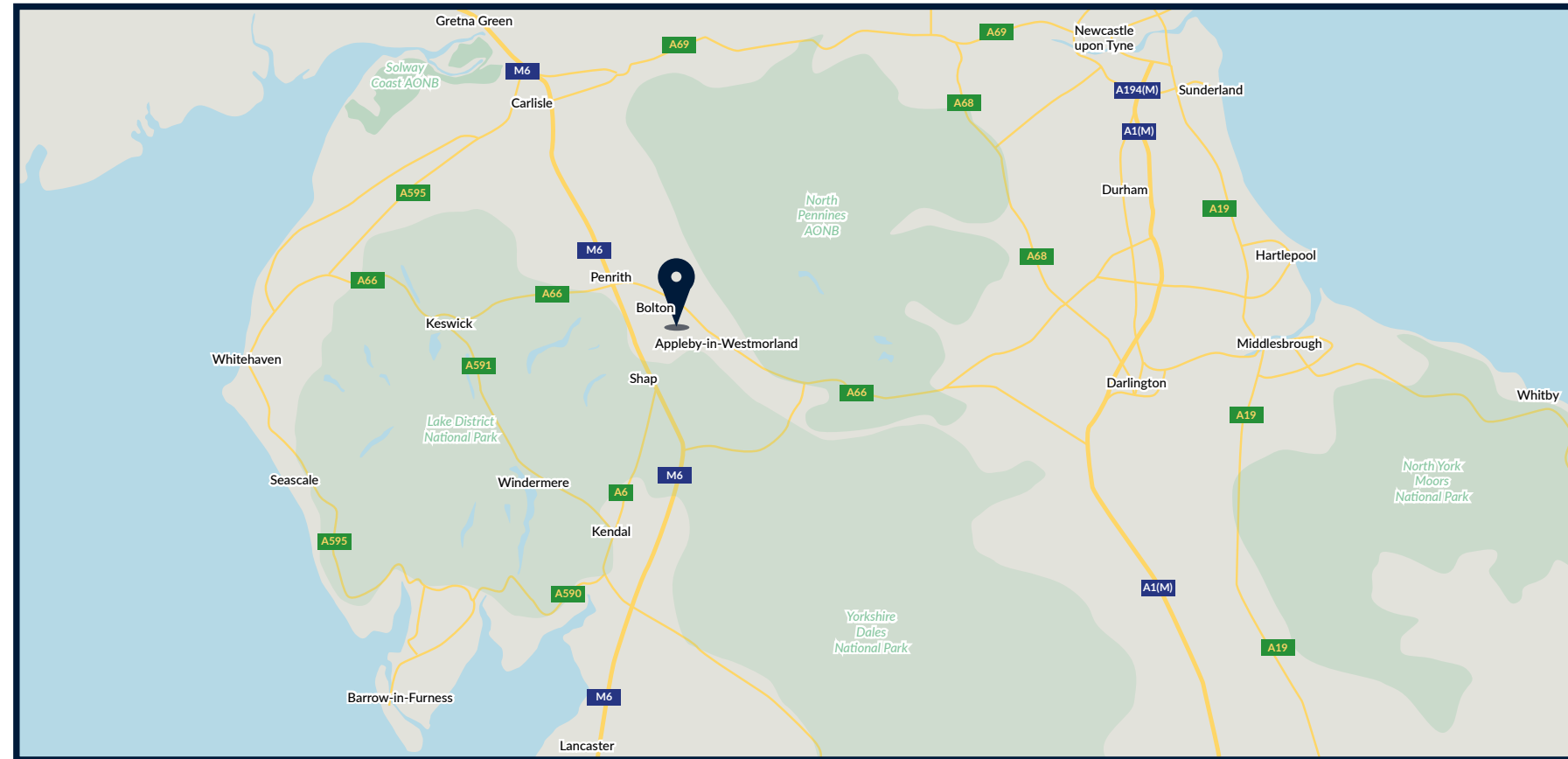
OUR LATEST DEVELOPMENT NESTLED IN THE EDEN VALLEY EMBRACES IT ALL.



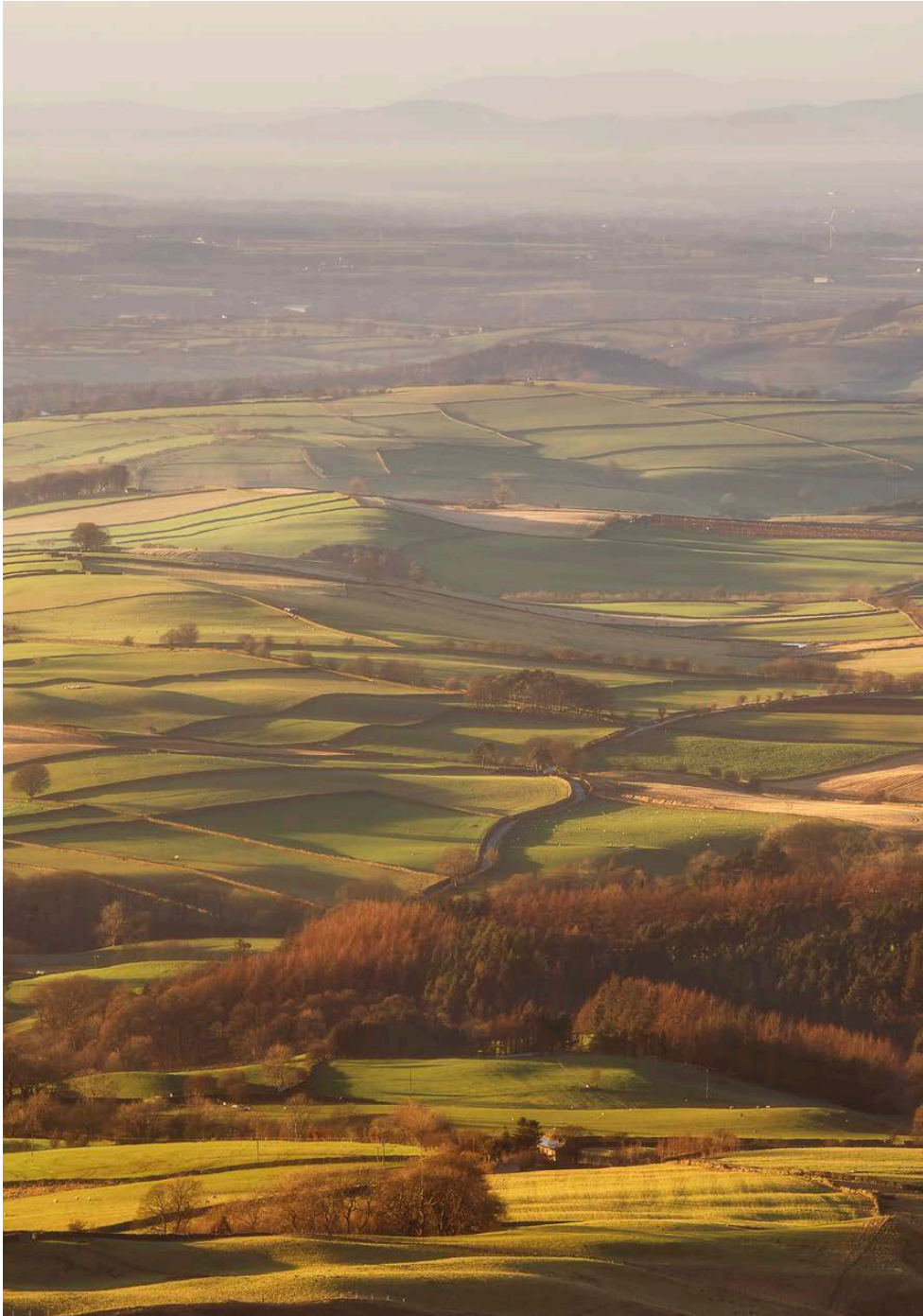
Eden Grove

Appleby-in-Westmorland

EDEN GROVE IS CONVENIENTLY SITUATED AROUND 15 MINUTES DRIVE FROM M6 JUNCTION 40 AT PENRITH. FROM HERE YOU CAN HEAD NORTH TO CARLISLE, SOUTH TOWARDS LANCASTER OR WEST INTO THE LAKE DISTRICT. IF THE SETTLE - CARLISLE LINE AT APPLEBY STATION DOES NOT SERVE YOUR CONNECTIVITY REQUIREMENTS, PENRITH STATION ON THE WEST COAST MAIN LINE CAN ALSO TAKE YOU NORTH TO GLASGOW AND EDINBURGH OR SOUTH THROUGH PRESTON, MANCHESTER OR BIRMINGHAM AND ONWARDS TO LONDON. EITHER WAY, EDEN GROVE OFFERS YOU THE BEST OF BOTH WORLDS; THE COUNTRY LIFESTYLE WITH CONNECTIVITY TO RIVAL ANYWHERE IN THE COUNTRY.



COMPUTER GENERATED IMAGE SHOWING EDEN GROVE APARTMENTS



EDEN VALLEY - BY LOCAL PHOTOGRAPHER RIC HALL



SUNRISE: RIVER EDEN - BY LOCAL PHOTOGRAPHER RIC HALL



ULLSWATER LAKE, ONLY 20 MINUTES FROM EDEN GROVE - BY LOCAL PHOTOGRAPHER RIC HALL



HIGH CUP NICK



APPLEBY STATION



ALL SAINTS CHURCH BOLTON, SITUATED NEXT TO EDEN GROVE

Bolton

Appleby-in-Westmorland

IF IT IS TRUE WHAT THEY SAY ABOUT LOCATION, LOCATION, LOCATION, THEN BOLTON - APPLEBY-IN-WESTMORLAND TICKS ALL OF THE BOXES.

ON THE DOORSTEP OF SOME OF THE MOST PICTURESQUE SCENERY THAT THE UK HAS TO OFFER, EDEN GROVE IS JUST NORTH OF THE YORKSHIRE DALES NATIONAL PARK, ON THE EDGE OF THE LAKE DISTRICT, AND NEXT TO THE AREA OF OUTSTANDING NATURAL BEAUTY (AONB) THAT IS THE NORTH PENNINES.

BOLTON IS A SMALL TRADITIONAL VILLAGE, WITH A HANDFUL OF CHARACTERFUL HOMES AND THE NEW CROWN INN; A WARM AND FRIENDLY FAMILY PUB / RESTAURANT RECENTLY RENOVATED TO A HIGH-STANDARD, SERVING LOCALLY SOURCED FOOD AS WELL AS A LARGE SELECTION OF CRAFT GINS AND REAL ALES.

FOUR MILES OUTSIDE OF BOLTON, THE VILLAGE OF APPLEBY-IN-WESTMORLAND IS SAT ON THE BANKS OF THE RIVER EDEN AND HAS MANY LOCAL EATERIES AND CONVENIENCE STORES TOO. YOU WILL ALSO FIND APPLEBY TRAIN STATION WHICH IS ON THE SETTLE-CARLISLE RAILWAY. APPLEBY HAS THE 'CUMBRIA CYCLEWAY', THE 'WESTMORLAND WAY' AND THE COAST TO COAST WALK - 'PENNINE WAY' RUNNING THROUGH IT.



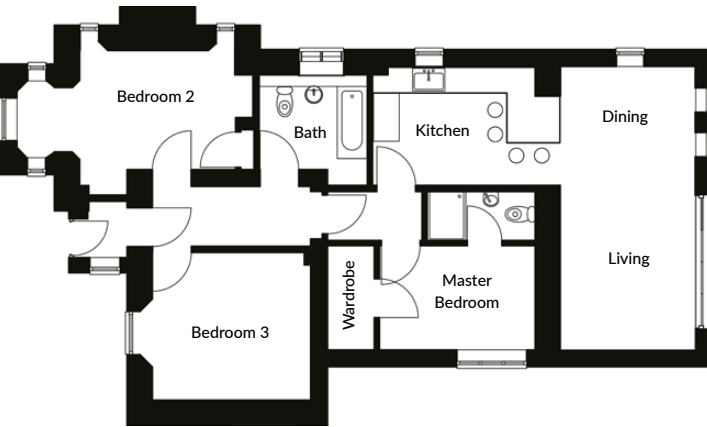
COMPUTER GENERATED IMAGE SHOWING NUMBER 1 LAUREL MOUNT



PHOTOGRAPHS SHOW ACTUAL INTERIOR AND FINISHES WITHIN NUMBER 1 LAUREL MOUNT

Number 1
Laurel Mount

NUMBER 1 IS THE FIRST HOME YOU SEE WHEN ARRIVING AT EDEN GROVE. IT IS A VERY CHARACTERFUL PROPERTY, CAREFULLY RESTORED - BRINGING BACK TO LIFE IT'S ORIGINAL CHARM. WELL PRESENTED, IT HAS THREE BEDROOMS WITH EN-SUITE TO THE MASTER BEDROOM AND AN OPEN-PLAN LIVING / KITCHEN / DINING AREA THAT LOOKS OUT OVER THE GARDEN TO THE REAR.



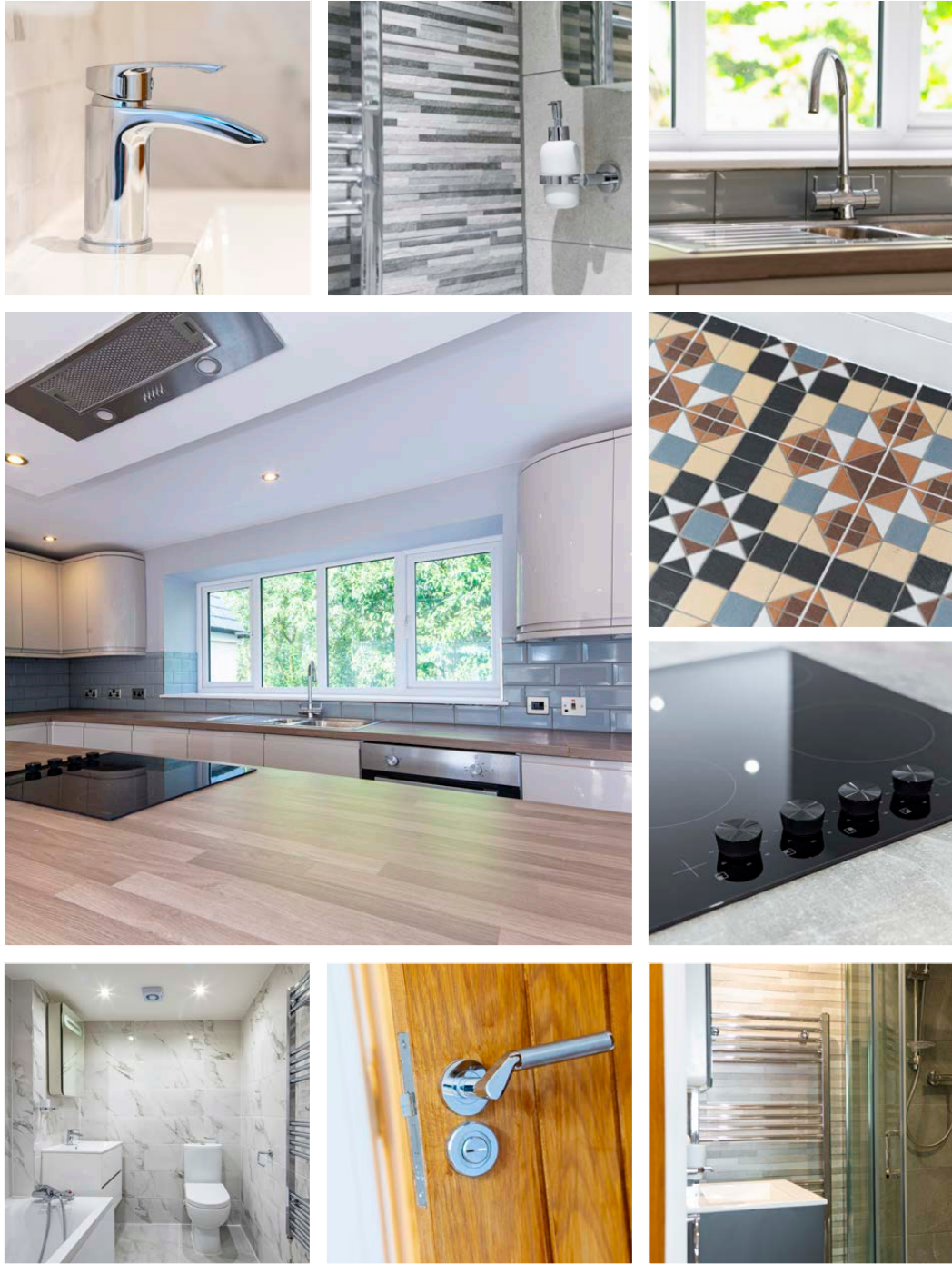
3 Bedroom / 1 Storey (1087 sqft)

LIVING / DINING	3170 x 6665 (10'5 x 21'10)
KITCHEN	3825 x 2795 (12'7 x 9'2)
MASTER BEDROOM	3665 x 2450 (12'0 x 8'0)
EN-SUITE	2535 x 1145 (8'4 x 3'9)
BEDROOM 2	5555 x 3395 (18'3 x 11'2) O/ALL
BEDROOM 3	3725 x 3470 (12'3 x 11'5)
BATHROOM	2550 x 2225 (8'4 x 7'4)

Dimensions shown are structural dimensions only. There may be slight variations in the finished room sizes.



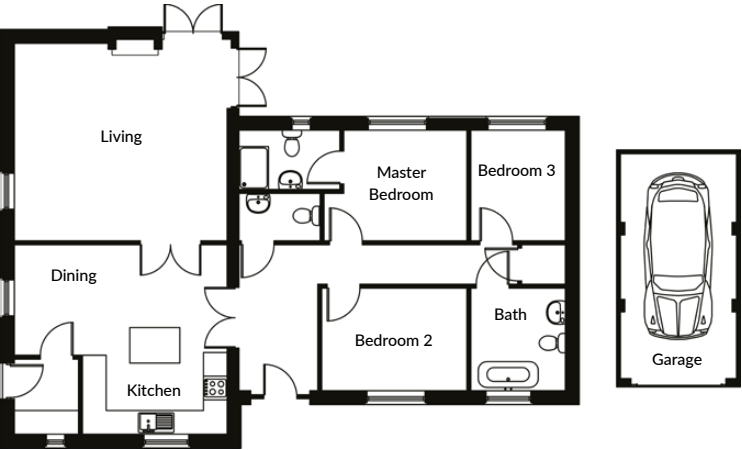
COMPUTER GENERATED IMAGE SHOWING NUMBER 5 LAUREL MOUNT



PHOTOGRAPHS SHOW SUGGESTED INTERIOR AND FINISHES WITHIN NUMBER 5 LAUREL MOUNT

Number 5
Laurel Mount

NUMBER 5 IS A NEW-BUILD BUNGALOW AT THE FRONT OF THE DEVELOPMENT, SHOWCASING THREE BEDROOMS WITH EN-SUITE TO THE MASTER BEDROOM, AN OPEN PLAN KITCHEN / DINING AREA AND SEPARATE LIVING ROOM WITH DUAL ASPECT FRENCH DOORS OPENING OUT ON TO THE GARDEN. THIS PROPERTY ALSO BENEFITS FROM A DETACHED SINGLE GARAGE.



3 Bedroom / 1 Storey (1185 sqft)		
LIVING	5400 x 5000	(17'9 x 16'5)
KITCHEN / DINING	5400 x 4800	(17'9 x 15'9) O/ALL
UTILITY	1630 x 1900	(5'4 x 6'3)
MASTER BEDROOM	3625 x 2800	(11'11 x 9'2) O/ALL
EN-SUITE	2560 x 1500	(8'5 x 4'11)
BEDROOM 2	3685 x 2600	(12'1 x 8'6)
BEDROOM 3	2400 x 2600	(7'10 x 8'6)
BATHROOM	2400 x 2600	(7'10 x 8'6)
WC	2060 x 1200	(6'9 x 3'11)
EXTERNAL GARAGE	2935 x 5685	(9'8 x 18'8)

Dimensions shown are structural dimensions only. There may be slight variations in the finished room sizes.



COMPUTER GENERATED IMAGE SHOWING NUMBERS 2, 4 & 6 LAUREL MOUNT

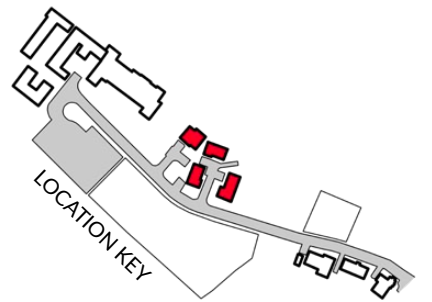
Numbers 2, 4, 6 & 8

Four Beautiful Bungalows

IN THE MIDDLE OF THE DEVELOPMENT YOU WILL DISCOVER FOUR NEW-BUILD BUNGALOWS ALL ARCHITECT DESIGNED AND BUILT TO OUR USUAL HIGH STANDARDS.

THERE ARE THREE DIFFERENT HOUSE TYPES, ALL OF WHICH ARE DESIGNED WITH OPEN-PLAN LIVING / KITCHEN / DINING SPACES AND FRENCH DOORS THAT OPEN OUTWARDS, SO THAT YOU CAN BRING THE OUTDOORS - INDOORS.

THREE OF THE BUNGALOWS, SHOWN LEFT, SIT TOGETHER IN A CUL-DE-SAC ARRANGEMENT AND ARE ACCESSED BY A SHARED PRIVATE DRIVEWAY. EACH OF THE THREE BUNGALOWS HAVE DRIVEWAY PARKING FOR TWO CARS AND A FORTH BUNGALOW IS THEN LOCATED OUTSIDE THE CUL-DE-SAC WITH ITS OWN DRIVEWAY ACCESS AND AGAIN, PARKING FOR TWO CARS.



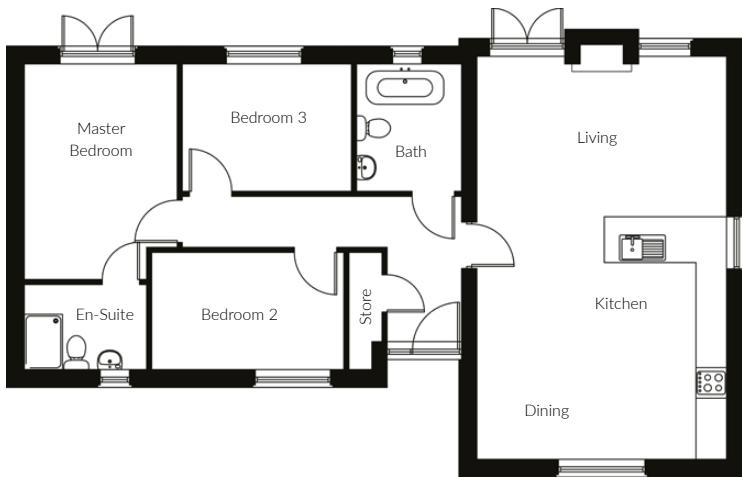
THERE ARE ALSO TWO ADDITIONAL PARKING SPACES LOCATED ON THE MAIN ACCESS ROAD FOR VISITING GUESTS.

Number 2

Laurel Mount

A SPACIOUS THREE BEDROOM BUNGALOW FITTED WITH MODERN APPLIANCES AND FINISHED TO A HIGH SPECIFICATION.

FEATURING AN OPEN PLAN LIVING / KITCHEN / DINING SPACE THAT IS FLOODED WITH NATURAL LIGHT .



3 Bedroom / 1 Storey (969 sqft)

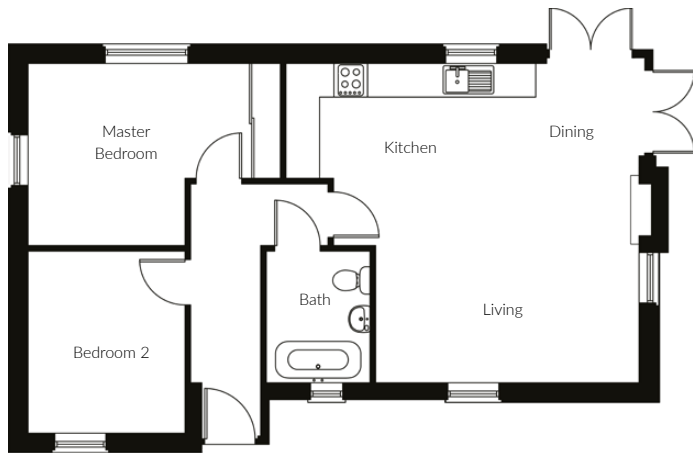
LIVING / KITCHEN / DINING	4900 x 7910 (16'1 x 25'11)
MASTER BEDROOM	3000 x 4230 (9'11 x 13'11) O/ALL
EN-SUITE	2400 x 1670 (7'10 x 5'6)
BEDROOM 2	3770 x 2300 (12'4 x 7'7)
BEDROOM 3	3320 x 2500 (10'11 x 8'2)
BATHROOM	2060 x 2500 (6'9 x 8'2)

Number 4 / Number 6

Laurel Mount

A LOVELY TWO BEDROOM BUNGALOW FITTED WITH MODERN APPLIANCES AND FINISHED TO A HIGH SPECIFICATION.

THE HIGHLIGHT TO THIS PROPERTY IS THE DUAL ASPECT FRENCH DOORS TO THE LARGE OPEN-PLAN LIVING / KITCHEN / DINING AREA.



3 Bedroom / 1 Storey (710 sqft)

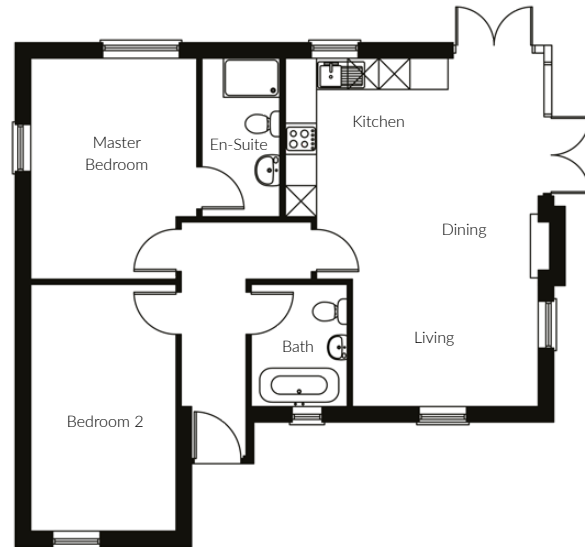
LIVING / KITCHEN / DINING	6300 x 5700 (20'8 x 18'8) O/ALL
MASTER BEDROOM	4500 x 3250 (14'9 x 10'8) O/ALL
BEDROOM 2	2800 x 3250 (9'2 x 10'8)
BATHROOM	1850 x 2350 (6'1 x 7'9)

Dimensions shown are structural dimensions only. There may be slight variations in the finished room sizes.

Number 8

Laurel Mount

NUMBER 8 LAUREL MOUNT IS SITED JUST OUTSIDE OF THE CUL-DE-SAC AND HAS A PRIVATE DRIVEWAY AND PARKING FOR TWO CARS.



2 Bedroom / 1 Storey (795 sqft)

LIVING / KITCHEN / DINING	4875 x 6700 (16'00 x 22'00) O/ALL
MASTER BEDROOM	3200 x 4250 (10'6 x 13'11) O/ALL
EN-SUITE	1500 x 3050 (4'11 x 10'0)
BEDROOM 2	2800 x 4745 (9'2 x 15'7)
BATHROOM	1850 x 2350 (6'1 x 7'9)



AS EXPECTED, THIS SPACIOUS TWO BEDROOM HOME IS FITTED WITH MODERN APPLIANCES, AND FINISHED TO A HIGH SPECIFICATION. THE LIVING / KITCHEN / DINING ROOM IS OPEN PLAN AND FILLED WITH NATURAL LIGHT, WHILE THE MASTER BEDROOM HAS AN EN-SUITE TOILET AND SHOWER ROOM.

TO COMPLEMENT THE MAIN LIVING SPACE, YOU WILL FIND DUAL ASPECT FRENCH DOORS THAT OPEN OUT ON TO THE REAR OF THE PROPERTY WITH VIEWS OVER THE GARDEN TOWARDS THE RIVER EDEN.

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COMPUTER GENERATED IMAGE SHOWING EDEN GROVE APARTMENTS

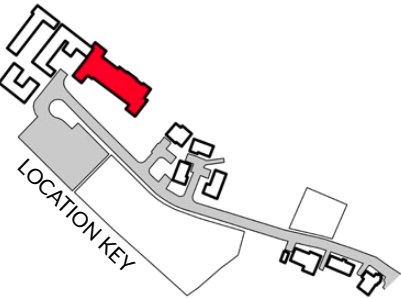
Eden Grove Apartments

The Original School House

THIS BEAUTIFUL BUILDING WAS THE ORIGINAL SCHOOL HOUSE AT EDEN GROVE. NOW UNDERGOING A TASTEFUL RESTORATION, YOU WILL FIND CHARACTERFUL APARTMENTS THAT SHOW THE BUILDING'S CHARM AND STRUCTURE, YET MODERNISED TO PERFECTLY SUIT INDIVIDUALS, COUPLES OR FAMILY LIFE.

THE MAIN PART OF THE BUILDING HAS 8 APARTMENTS, RANGING FROM ONE TO THREE BEDROOMS, TWO OF WHICH ARE TWO STOREY HOMES, AND ONE OF WHICH IS A HUGE 2800 SQFT.

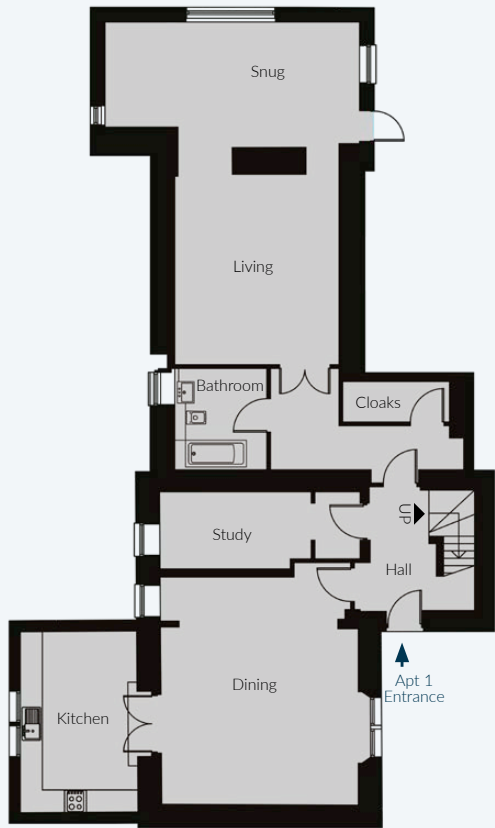
THERE ARE THEN A FURTHER THREE SECTIONS TO THE MAIN SCHOOL HOUSE; DERWENT HOUSE, CONISTON HOUSE & BUTTERMERE HOUSE. ALL HAVE THEIR OWN ENTRANCES WITH DERWENT & CONISTON HOUSE OFFERING SIX SINGLE STOREY APARTMENTS BETWEEN THEM, AND BUTTERMERE HOUSE COMPRISING OF FOUR TWO STOREY APARTMENTS.



PARKING FOR EDEN GROVE, DERWENT, CONISTON AND BUTTERMERE HOUSE IS PROVIDED BY MEANS OF A LARGE CAR PARK WITH DESIGNATED PARKING FOR EACH APARTMENT.

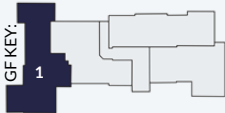
EDEN GROVE APARTMENTS

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH APARTMENT



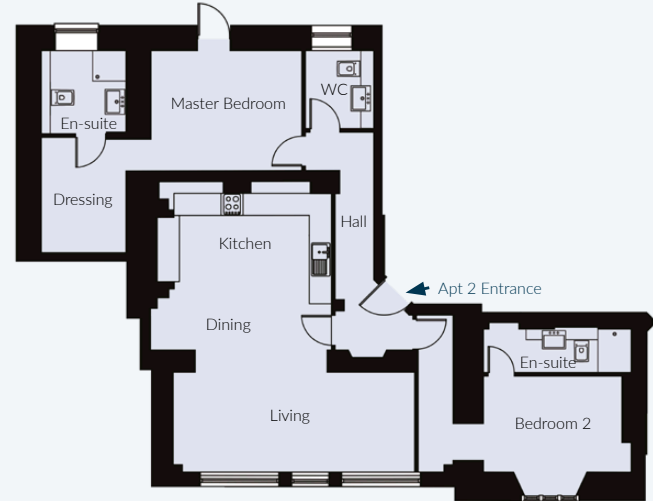
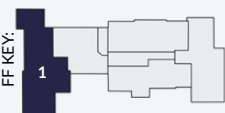
Apartment 1 Ground Floor
3 Bedroom / 2 Storey (3347 sqft)

LIVING	4465 x 5175 (14'8 x 17'0)
KITCHEN	3200 x 4920 (10'6 x 16'2)
DINING	5695 x 6600 (18'8 x 21'8) O/ALL
SNUG	6915 x 3415 (22'8 x 11'2)
STUDY	5455 x 2095 (17'11 x 6'10) O/ALL
BATHROOM	2500 x 2760 (8'2 x 9'1)



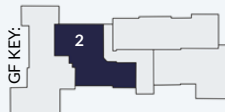
Apartment 1 First Floor

MASTER BEDROOM	4465 x 4090 (14'8 x 13'5)
EN-SUITE	1780 x 2855 (5'10 x 9'4)
DRESSING	2990 x 3465 (9'10 x 11'4)
BEDROOM 2	3890 x 3575 (12'10 x 11'9)
EN-SUITE	1600 x 3765 (5'3 x 12'4)
BEDROOM 3	5340 x 4820 (17'6 x 15'10)
BATHROOM	1705 x 3765 (5'7 x 12'4)



Apartment 2 Ground Floor
2 Bedroom / 1 Storey (1216 sqft)

LIVING	6565 x 2710 (21'6 x 8'11)
KITCHEN / DINING	4920 x 4575 (16'2 x 15'0) O/ALL
MASTER BEDROOM	4100 x 3265 (13'5 x 10'9)
EN-SUITE	2300 x 2255 (7'7 x 7'5)
DRESSING	2300 x 3130 (7'7 x 10'3)
BEDROOM 2	4010 x 3230 (13'2 x 10'7) O/ALL
EN-SUITE	4010 x 1355 (13'2 x 4'5)
WC	1870 x 2115 (6'2 x 6'11)



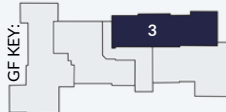
EDEN GROVE APARTMENTS

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH APARTMENT



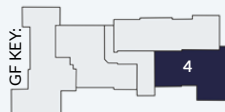
Apartment 3 Ground Floor
2 Bedroom / 1 Storey (1162 sqft)

LIVING	6850 x 4655 (22'6 x 15'3) O/ALL
KITCHEN / DINING	3770 x 5360 (12'4 x 17'7)
MASTER BEDROOM	4585 x 6280 (15'1 x 20'7) O/ALL
EN-SUITE	1290 x 3090 (4'3 x 10'2)
BEDROOM 2	3300 x 4115 (10'10 x 13'6) O/ALL
BATHROOM	1615 x 3505 (5'4 x 11'6) O/ALL



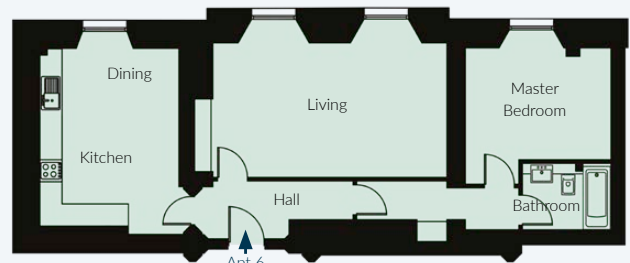
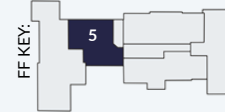
Apartment 4 Ground Floor
2 Bedroom / 1 Storey (1227 sqft)

LIVING / KITCHEN / DINING	6030 x 9550 (19'9 x 31'4) O/ALL
MASTER BEDROOM	5230 x 5400 (17'2 x 17'9) O/ALL
EN-SUITE	2400 x 1400 (7'10 x 4'7)
BEDROOM 2	3635 x 4245 (11'11 x 13'11) O/ALL
BATHROOM	1900 x 2300 (6'3 x 7'7)



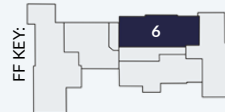
Apartment 5 First Floor
2 Bedroom / 1 Storey (770 sqft)

LIVING / DINING	6055 x 3560 (19'10 x 11'8) O/ALL
KITCHEN	2305 x 5325 (7'7 x 17'6)
MASTER BEDROOM	3375 x 2850 (11'1 x 9'4)
EN-SUITE	2620 x 1670 (8'7 x 5'6) O/ALL
BEDROOM 2	2880 x 3000 (9'5 x 9'10) O/ALL
BATHROOM	1760 x 2400 (5'9 x 7'10) O/ALL



Apartment 6 First Floor
1 Bedroom / 1 Storey (877 sqft)

LIVING	6850 x 4275 (22'6 x 14'0) O/ALL
KITCHEN / DINING	3770 x 5500 (12'4 x 18'1) O/ALL
MASTER BEDROOM	3950 x 4180 (13'0 x 13'9) O/ALL
BATHROOM	2400 x 1800 (7'10 x 5'11)



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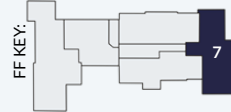
EDEN GROVE APARTMENTS

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH APARTMENT



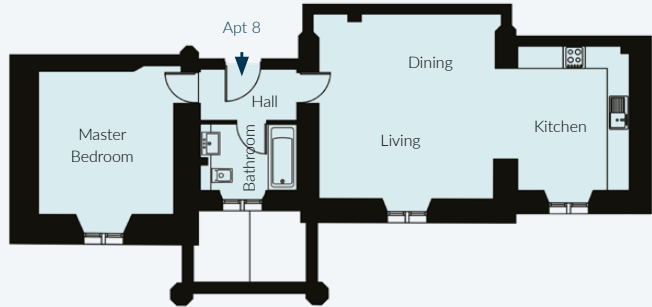
Apartment 7 First Floor 2 Bedroom / 2 Storey (1689 sqft)

LIVING / KITCHEN	5400 x 9985 (17'9 x 32'9) O/ALL
BEDROOM 2	4565 x 4405 (15'0 x 14'5) O/ALL
SHOWER ROOM	3065 x 1400 (10'1 x 4'7)



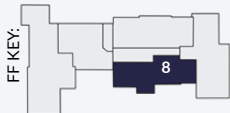
Apartment 7 Second Floor

MASTER BEDROOM	2630 x 5405 (8'8 x 17'9) O/ALL
WALK-IN W'DROBE	1400 x 3230 (4'7 x 10'7)
EN-SUITE	1750 x 2055 (5'9 x 6'9)
STORE 1	4235 x 4360 (13'11 x 14'4)
STORE 2	1400 x 2400 (4'7 x 7'10)
LINEN	1135 x 1685 (3'9 x 5'6)



Apartment 8 First Floor 1 Bedroom / 1 Storey (721 sqft)

LIVING / DINING	5120 x 5355 (16'10 x 17'7) O/ALL
KITCHEN	3035 x 4245 (9'11 x 13'11)
MASTER BEDROOM	3675 x 4540 (12'1 x 14'11) O/ALL
BATHROOM	2625 x 2050 (8'7 x 6'9)



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COMPUTER GENERATED IMAGE SHOWING OPEN-PLAN KITCHEN TO EDEN GROVE APARTMENT 7

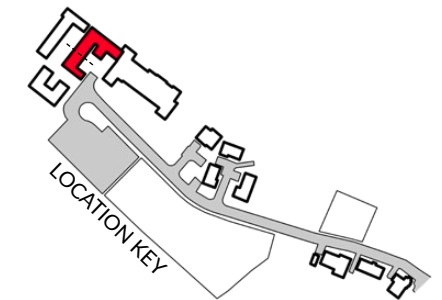
Apartments

Coniston House / Derwent House

CONISTON HOUSE AND DERWENT HOUSE FRAME A QUAIN
COURTYARD AND ENCOMPASS SIX UNIQUE APARTMENTS. EACH
DESIGNED WITH LIVEABILITY AT THE HEART, THESE SIX APARTMENTS
ALL HAVE OPEN-PLAN LIVING / KITCHEN / DINING ROOMS WHICH
ARE IDEAL FOR ENTERTAINING.

WITH A SELECTION OF TWO AND THREE BEDROOM APARTMENTS
AND AN IMPRESSIVE RANGE OF LAYOUTS YOU REALLY WILL MEET
YOUR NEEDS AND EXPECTATIONS OF THE HIGHEST OF MODERN
LIVING STANDARDS.

FINALLY, WHERE POSSIBLE, THE PRESERVATION OF ORIGINAL
INTERNAL FEATURES HAVE BEEN RETAINED TO CREATE A FUSION
BETWEEN TRADITIONAL AND CONTEMPORARY LIVING.



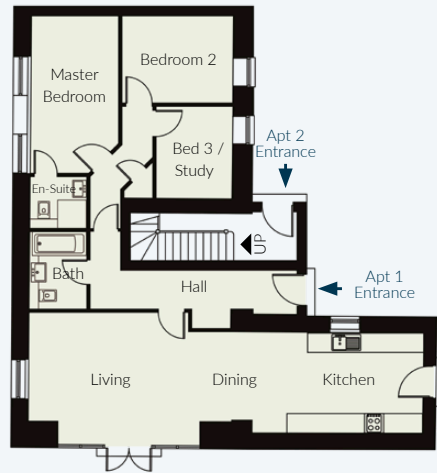
PARKING FOR CONISTON AND DERWENT HOUSE IS PROVIDED BY
MEANS OF A LARGE CAR PARK WITH DESIGNATED PARKING FOR
EACH APARTMENT.



COMPUTER GENERATED IMAGE SHOWING CONISTON HOUSE TO THE LEFT AND DERWENT HOUSE CENTRAL

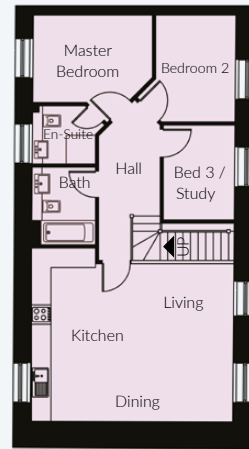
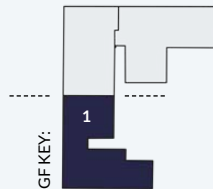
CONISTON HOUSE

GROUND FLOOR / FIRST FLOOR



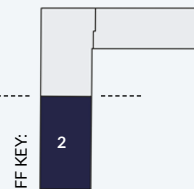
Apartment 1 Ground Floor
3 Bedroom / 1 Storey (1039 sqft)

LIVING / KITCHEN / DINING	12235 x 4125 (40'2 x 13'6) O/ALL
MASTER BEDROOM	2700 x 4880 (8'10 x 16'00) O/ALL
EN-SUITE	1770 x 1605 (5'10 x 5'3)
BEDROOM 2	3455 x 2700 (11'4 x 8'10)
BEDROOM 3	2355 x 2870 (7'9 x 9'5)
BATHROOM	1790 x 2400 (5'10 x 7'10)



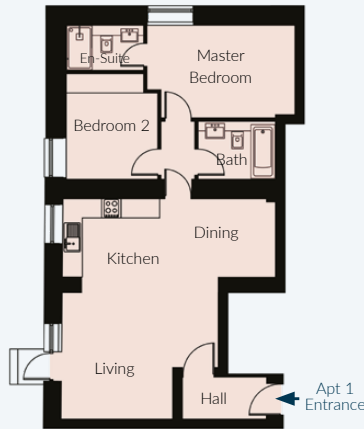
Apartment 2 First Floor
3 Bedroom / 1 Storey (846 sqft)

LIVING / KITCHEN / DINING	6260 x 5350 (20'6 x 17'7) O/ALL
MASTER BEDROOM	3695 x 2700 (12'1 x 8'10) O/ALL
EN-SUITE	1955 x 1800 (6'5 x 5'11) O/ALL
BEDROOM 2	2465 x 3300 (8'1 x 10'10) O/ALL
BEDROOM 3 / STUDY	2215 x 2930 (7'3 x 9'7)
BATHROOM	1955 x 2400 (6'5 x 7'10)



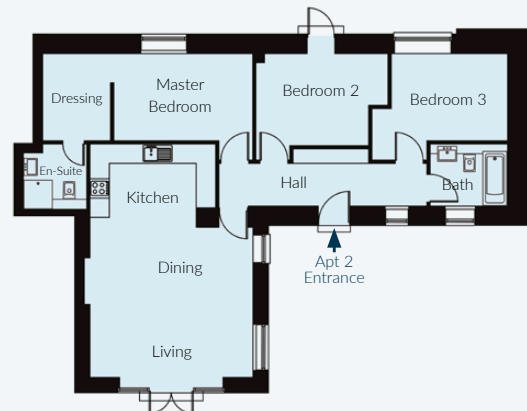
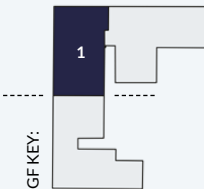
DERWENT HOUSE

GROUND FLOOR / FIRST FLOOR



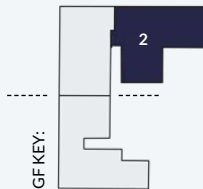
Apartment 1 Ground Floor
2 Bedroom / 1 Storey (836 sqft)

LIVING / KITCHEN / DINING	6585 x 6835 (21'7 x 22'9) O/ALL
MASTER BEDROOM	4585 x 2875 (15'1 x 9'5) O/ALL
EN-SUITE	2400 x 1400 (7'10 x 4'7)
BEDROOM 2	2835 x 3275 (9'4 x 10'9) O/ALL
BATHROOM	2400 x 1800 (7'10 x 5'11)

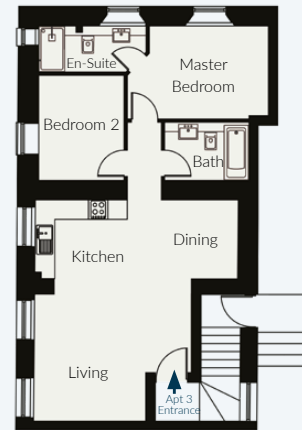


Apartment 2 Ground Floor
3 Bedroom / 1 Storey (1074 sqft)

LIVING / KITCHEN / DINING	5235 x 7555 (17'2 x 24'9) O/ALL
MASTER BEDROOM	4310 x 3300 (14'2 x 10'10) O/ALL
EN-SUITE	1965 x 2025 (6'5 x 6'8) O/ALL
DRESSING	2100 x 2700 (6'11 x 8'10)
BEDROOM 2	4095 x 3300 (13'5 x 10'10) O/ALL
BEDROOM 3	4205 x 3300 (13'10 x 10'10) O/ALL
BATHROOM	2400 x 1925 (7'10 x 6'4)

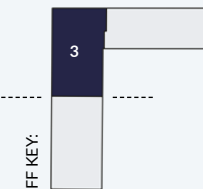


FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH APARTMENT



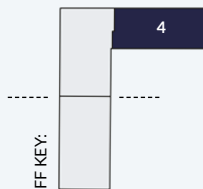
Apartment 3 First Floor
2 Bedroom / 1 Storey (761 sqft)

LIVING / KITCHEN / DINING	6260 x 6835 (20'6 x 22'5) O/ALL
MASTER BEDROOM	4350 x 2875 (14'3 x 9'5) O/ALL
EN-SUITE	3315 x 1425 (10'11 x 4'8) O/ALL
BEDROOM 2	2635 x 3250 (8'8 x 10'8)
BATHROOM	2600 x 1800 (8'6 x 5'11)



Apartment 4 First Floor
2 Bedroom / 1 Storey (743 sqft)

LIVING / KITCHEN / DINING	7305 x 4725 (24'0 x 15'6) O/ALL
MASTER BEDROOM	2800 x 3575 (9'2 x 11'9)
EN-SUITE	2300 x 1675 (7'7 x 5'6)
BEDROOM 2	2600 x 2975 (8'6 x 9'9)
BATHROOM	2300 x 1800 (7'7 x 5'11)





COMPUTER GENERATED IMAGE SHOWING BUTTERMERE HOUSE

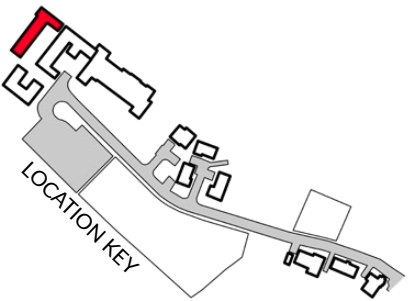
Apartments

Buttermere House

NESTLED AWAY TOWARDS THE BACK OF THE DEVELOPMENT YOU WILL DISCOVER BUTTERMERE HOUSE. LIKE CONISTON & DERWENT HOUSE YOU WILL FIND A SUPERBLY LANDSCAPED COMMUNAL COURTYARD CONFIGURATION, WHICH IS THE IDEAL SUN TRAP FOR SUMMER AFTERNOONS CHILLING OUTDOORS.

BUTTERMERE HOUSE HAS FOUR TWO-STOREY APARTMENTS, RANGING FROM AN 860 SQFT TWO BEDROOM PROPERTY THROUGH TO A 1600 SQFT THREE BEDROOM APARTMENT.

EACH HAVING ACCESS FROM THE GROUND FLOOR, OPEN PLAN LIVING / DINING AREAS AND EN-SUITE FACILITIES TO THE MASTER BEDROOM YOU REALLY CAN UNDERSTAND WHY OUR HOMES AND APARTMENTS ARE DESIGNED WITH THE HOME OWNER IN MIND.

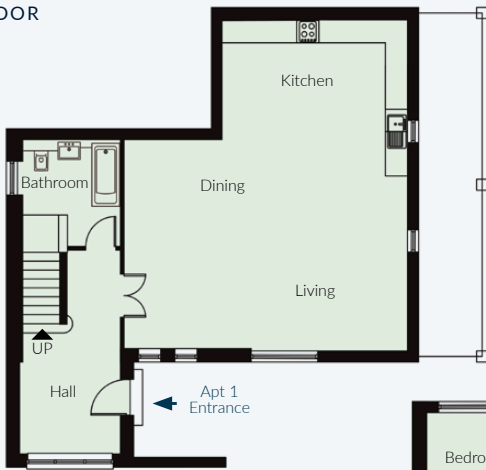


PARKING FOR BUTTERMERE HOUSE IS PROVIDED BY MEANS OF A LARGE CAR PARK WITH DESIGNATED PARKING FOR EACH APARTMENT.

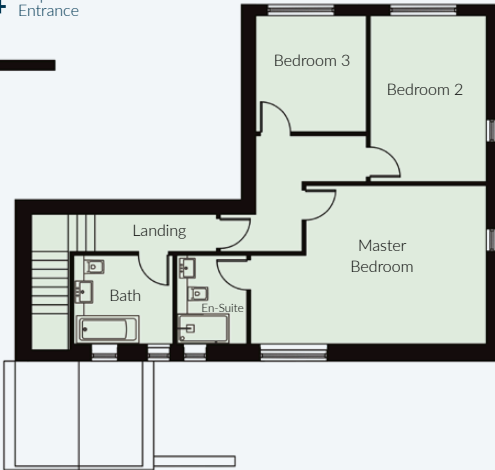
BUTTERMERE HOUSE

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH APARTMENT

GROUND FLOOR



FIRST FLOOR

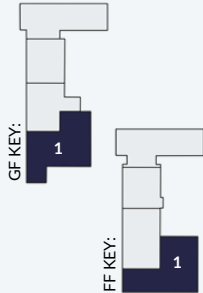


Apartment 1 Ground Floor 3 Bedroom / 2 Storey (1614 sqft)

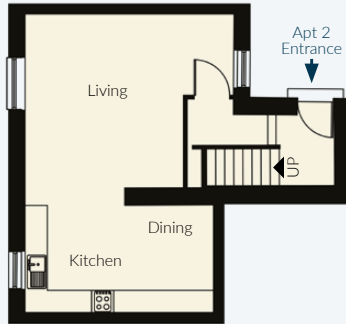
LIVING / KITCHEN / DINING 7675 x 8785 (25'2 x 28'10) O/ALL
BATHROOM 2645 x 2890 (8'8 x 9'6)

Apartment 1 First Floor

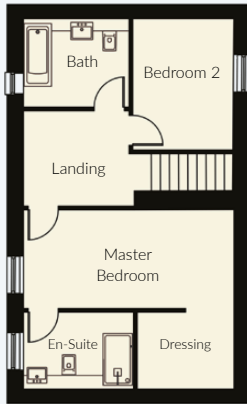
MASTER BEDROOM 6370 x 4290 (20'11 x 14'1) O/ALL
EN-SUITE 1890 x 2400 (6'2 x 7'10)
BEDROOM 2 3140 x 4495 (10'4 x 14'9)
BEDROOM 3 2995 x 3145 (9'10 x 10'4)
BATHROOM 2685 x 2400 (8'10 x 7'10)



GROUND FLOOR



FIRST FLOOR

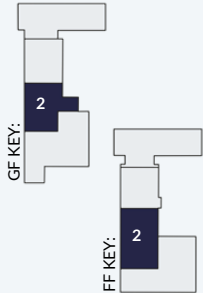


Apartment 2 Ground Floor 2 Bedroom / 2 Storey (1108 sqft)

LIVING 5640 x 4700 (18'6 x 15'5) O/ALL
KITCHEN / DINING 5100 x 2900 (16'9 x 9'6)

Apartment 2 First Floor

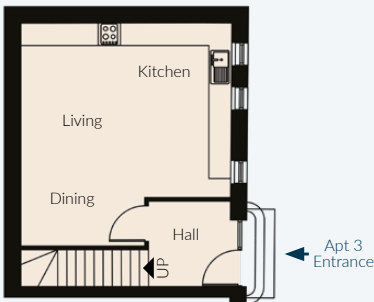
MASTER BEDROOM 5660 x 2665 (18'7 x 8'9)
EN-SUITE 2960 x 2080 (9'9 x 6'10)
DRESSING 2605 x 2080 (8'7 x 6'10)
BEDROOM 2 2690 x 3550 (8'10 x 11'8)
BATHROOM 2835 x 2390 (9'4 x 7'10)



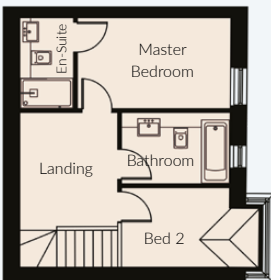
BUTTERMERE HOUSE

FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH APARTMENT

GROUND FLOOR



FIRST FLOOR

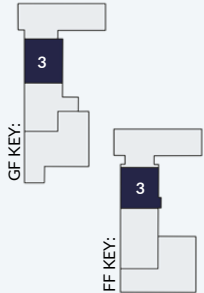


Apartment 3 Ground Floor 2 Bedroom / 2 Storey (861 sqft)

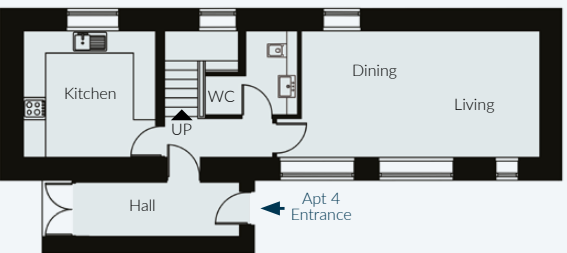
LIVING / KITCHEN / DINING 5720 x 6025 (18'9 x 19'9) O/ALL

Apartment 3 First Floor

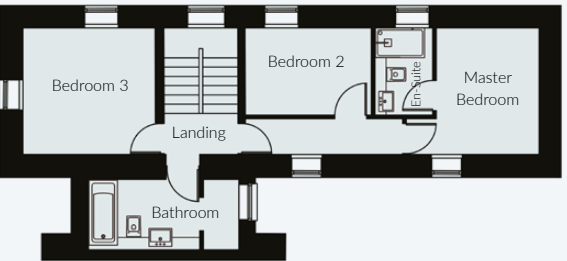
MASTER BEDROOM 4160 x 2465 (13'8 x 8'1)
EN-SUITE 1455 x 2465 (4'9 x 8'1)
BEDROOM 2 3725 x 2160 (12'3 x 7'1) O/ALL
BATHROOM 2930 x 1935 (9'7 x 6'4)



GROUND FLOOR



FIRST FLOOR

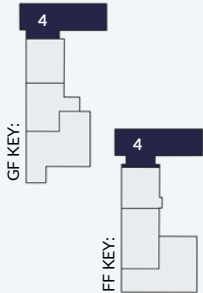


Apartment 4 Ground Floor 3 Bedroom / 2 Storey (1084 sqft)

LIVING / DINING 7130 x 3415 (23'5 x 11'2) O/ALL
KITCHEN 3580 x 3415 (11'9 x 11'2)
WC 2500 x 2265 (8'2 x 7'5) O/ALL

Apartment 4 First Floor

MASTER BEDROOM 3600 x 3415 (11'10 x 11'2) O/ALL
EN-SUITE 1565 x 2355 (5'2 x 7'9)
BEDROOM 2 3415 x 2355 (11'2 x 7'9)
BEDROOM 3 3585 x 3415 (11'9 x 11'2)
BATHROOM 4080 x 1900 (13'5 x 6'3) O/ALL



All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes.

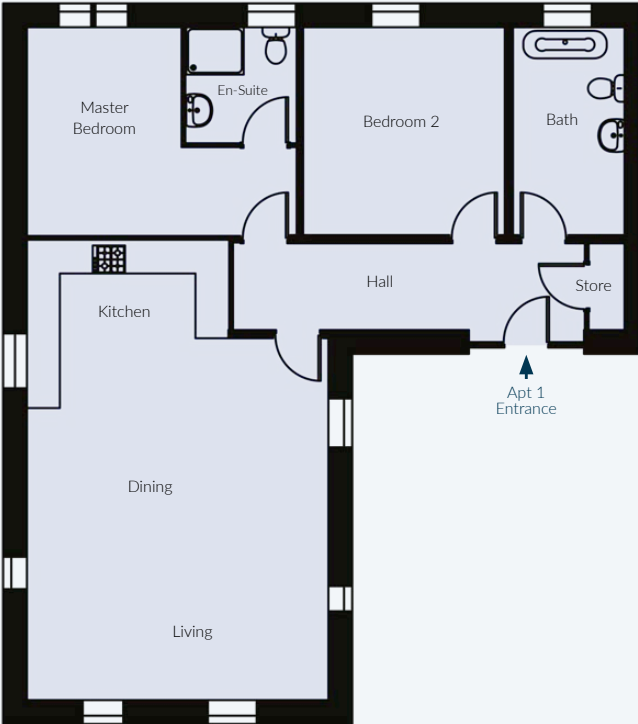
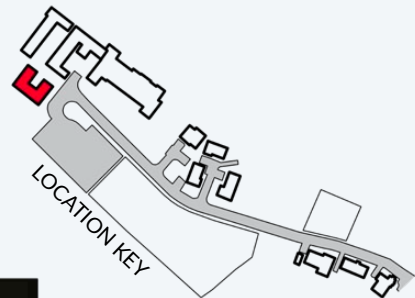
All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes.



COMPUTER GENERATED IMAGE SHOWING BLENCATHRA HOUSE

BLENCATHRA HOUSE

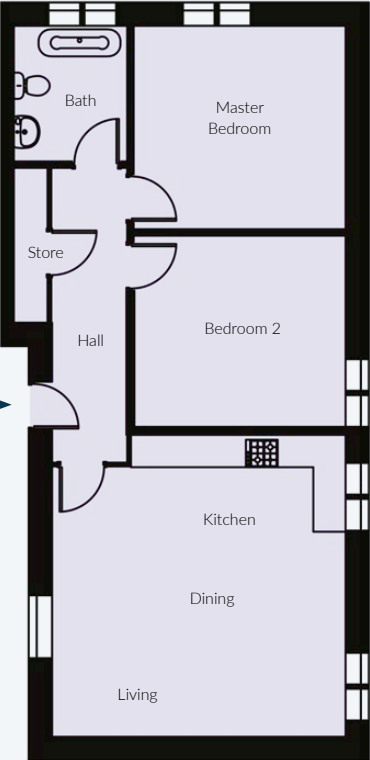
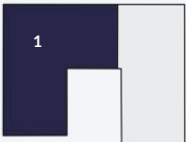
FLOOR PLANS SHOW THE STRUCTURAL LAYOUT OF EACH APARTMENT



Apartment 1 Ground Floor
2 Bedroom / 1 Storey (1044 sqft)

LIVING / KITCHEN / DINING	5500 x 8380 (18'1 x 27'6) O/ALL
MASTER BEDROOM	4905 x 3790 (16'1 x 12'5) O/ALL
EN-SUITE	2000 x 2100 (6'7 x 6'11)
BEDROOM 2	3665 x 3790 (12'0 x 12'5)
BATHROOM	2035 x 3790 (6'8 x 12'5)

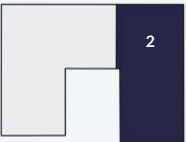
GF KEY:



Apartment 2 Ground Floor
2 Bedroom / 1 Storey (818 sqft)

LIVING / KITCHEN / DINING	5455 x 5615 (17'11 x 18'5) O/ALL
MASTER BEDROOM	3925 x 3765 (12'11 x 12'4)
BEDROOM 2	3925 x 3540 (12'11 x 11'7)
BATHROOM	2090 x 2505 (6'10 x 8'3)

GF KEY:



All dimensions shown are structural dimensions only and there may be slight variations in the finished room sizes.



COMPUTER GENERATED IMAGE SHOWING LIVING / DINING SPACE TO EDEN GROVE APARTMENT 7



Eden Grove Specification

KITCHEN

QUARTZ MARBLE EFFECT WORKTOPS WITH MATCHING SPLASH BACKS
KITCHEN ISLAND TO SOME APARTMENTS
BOSCH COOKER / EXTRACT HOOD
INTEGRATED FRIDGE - FREEZER / WASHING MACHINE / DISHWASHER

WINDOWS

DOUBLE GLAZED UNITS WITH LOW EMISSIVITY GLASS

COMMON AREAS

600X600 PORCELAIN MARBLE EFFECT TILES

BATHROOM

ELECTRIC SHOWER
TWO TONE - WALL TILING
PORCELAIN FLOOR TILES 600X300MM

SANITARY-WARE

CONTEMPORARY BATHROOM SUITES

ELECTRICAL

BRUSHED ALUMINIUM SWITCHES / SOCKETS
BT / TV ENABLED
LOW ENERGY LED LIGHTING THROUGHOUT
VIDEO ENTRY INTERCOM SYSTEM TO EDEN GROVE APARTMENT BLOCK

FLOOR FINISHES

ENGINEERED TIMBER FLOORING TO KITCHENS/DINING AREA
CARPETS TO LOUNGE AREAS
PORCELAIN TILES

EXTERNAL

LANDSCAPED GARDENS
PAVED AREAS
VISITOR PARKING
AMENITY SPACE/S

WARRANTY

DEVELOPER BACKED 10 YEAR WARRANTY WITH Q ASSURE LTD
(MEMBER OF LLOYDS OF LONDON)



Managing Agent: Hive Block Management Telephone: 01772 398 112 Email: matt.b@hivebm.com Eden Grove Investment Properties Ltd

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