



CHARLES CHURCH



# STONE CROSS MANSIONS

ULVERSTON, CUMBRIA

# THE NAME ON THE FINEST HOMES

HERE AT CHARLES CHURCH WE BUILD QUALITY PROPERTIES IN SUPERB LOCATIONS THROUGHOUT THE UK. WE ARE PROUD OF OUR REPUTATION FOR BUILDING BEAUTIFULLY-DESIGNED, STYLISH HOMES – PERFECT FOR THE WAY WE LIVE TODAY.



## OUR PROMISE TO YOU...

- ▶ Expertly-designed new homes
- ▶ Comprehensive 24-point check on each home
- ▶ Dedicated customer care line number
- ▶ Two-year Charles Church defect cover
- ▶ 10-year new homes warranty
- ▶ Landscaping schemes to enhance your surroundings



CHARLES CHURCH



FOUNDED IN 1965, THE VISION OF CHARLES CHURCH'S FOUNDERS WAS TO CREATE THE PERFECT HOME AS A BENCHMARK FOR FUTURE GENERATIONS TO APPRECIATE. NEARLY FIVE DECADES LATER, THESE PRINCIPLES REMAIN THE CORNERSTONE OF EVERY HOME WE BUILD. CHARLES CHURCH'S PHILOSOPHY OF COMBINING AESTHETICALLY PLEASING DESIGNS WITH TRIED AND TESTED BUILDING TECHNIQUES IS AS RELEVANT TODAY AS IT WAS THEN.

Every Charles Church home is built to our high standards with thorough inspections at every stage of the construction process. That way we can be sure you'll have pride in your new home from the day you move in. At Charles Church we offer you something special - it's called our Charles Church Commitment and it's your guarantee that your home is built with care and attention to every detail. We carry out a comprehensive 24-point check on each new home to ensure everything's just right.

#### CUSTOMER EXCELLENCE

Our absolute commitment to customer care means we'll support you every step of the way. During your settling in period, and within a few days of moving into your home, your site manager will visit you and answer any questions you may have. You'll also receive a dedicated customer care line number for any issues or questions you may have, along with an invitation to our weekly construction clinic for all new homeowners.

For added peace of mind, we provide a full emergency cover line number in the event of a service supply failure such as gas, electricity or water. And remember; every new Charles Church home comes complete with our two-year defect cover and a full 10-year new homes warranty.

#### WE HAVE IT COVERED...

When you buy a Charles Church home we try to make sure every step of your home-buying journey is as smooth as possible. From building you a fantastic new home in a great location through to our aftercare service when you move in, we strive to build properties our customers will be proud to call home, now and for years to come.



# STONE CROSS MANSIONS

## ULVERSTON, CUMBRIA



### STONE CROSS MANSIONS: KEY FEATURES

- ▶ 4 and 5 bedroom executive, detached homes
- ▶ Perfect for families
- ▶ Located in a historic market town
- ▶ Stunning backdrop of tree-lined scenery
- ▶ On the edge of the Lake District
- ▶ North of Morecambe Bay
- ▶ Close proximity to Swarthmoor, Pennington and Rosside
- ▶ Excellent range of local amenities



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# AN IDYLIC LOCATION NEAR THE LAKE DISTRICT

STONE CROSS MANSIONS IS A UNIQUE HOUSING DEVELOPMENT, BRINGING OUR SOUGHT-AFTER CHARLES CHURCH BRAND TO THIS BEAUTIFUL LOCATION IN ULVERSTON.

Overlooking beautiful gardens and with a backdrop of tree-lined scenery, the original Grade II listed mansion house has been brought back to its former glory with two and three bedroom apartments and a further range of four and five bedroom executive, detached homes. There is also a gatehouse included in this refurbishment of 65 new homes.

The historic market town of Ulverston, 8 miles north east of Barrow-in-Furness, is a fantastic place to call home. The town boasts many old buildings and a cobbled main street with specialist shops; restaurants; pubs with open fires and real ale; hotels; and cafés, many of which sell fresh local produce. Ulverston is also well-known for its many lively family festivals throughout the course of the year, including music, comedy, fashion and the renowned lantern festival.

The town's most visible landmark is Hoad Monument, on Hoad Hill. It's a copy of

the Eddystone Lighthouse and boasts breathtaking views out to Morecambe Bay and parts of the Lake District. Ulverston is also home to Coronation Hall - an impressive 636-seat theatre providing fantastic entertainment and events, including music, opera, theatre productions and even coffee mornings. It also houses the Tourist Information Centre.

## EVERYTHING YOU NEED IS CLOSE TO HAND...

Ulverston has plenty of local amenities including a railway station, a Tesco Express, Ulverston Community Hospital, several bus services, a golf club, and leisure centre. The town is also home to the wonderful Laurel and Hardy Museum. South Lakes and South Lakes Safari Park are nearby.

Ulverston is the perfect backdrop for outdoor pursuits as it's at the start of the Cumbrian Way – a 70-mile linear footpath that runs through the heart of the rugged and breathtaking Lake District.

Families will be pleased to know that there are three infant schools, two junior schools and one secondary school in Ulverston.

With excellent local amenities, a stunning location and plenty of leisure facilities, Stone Cross Mansions has much to offer.



## FANTASTIC TRANSPORT LINKS

Ulverston railway station is located on the Furness Line from Barrow-in-Furness to Lancaster, ultimately leading on to Manchester Airport. The railway station is a short walk from the town centre. Ulverston is also served by several bus services.

For travel further afield, Manchester Airport can be reached in under 2 hours by car.

## APPROXIMATE TRAVEL DISTANCE BY CAR TO:

- ▶ Swarthmoor: 0.9 miles
- ▶ Rosside: 1.2 miles
- ▶ Pennington: 1.9 miles
- ▶ Marton: 3.3 miles
- ▶ Lake District: 4.7 miles
- ▶ Barrow-in-Furness: 10.1 miles

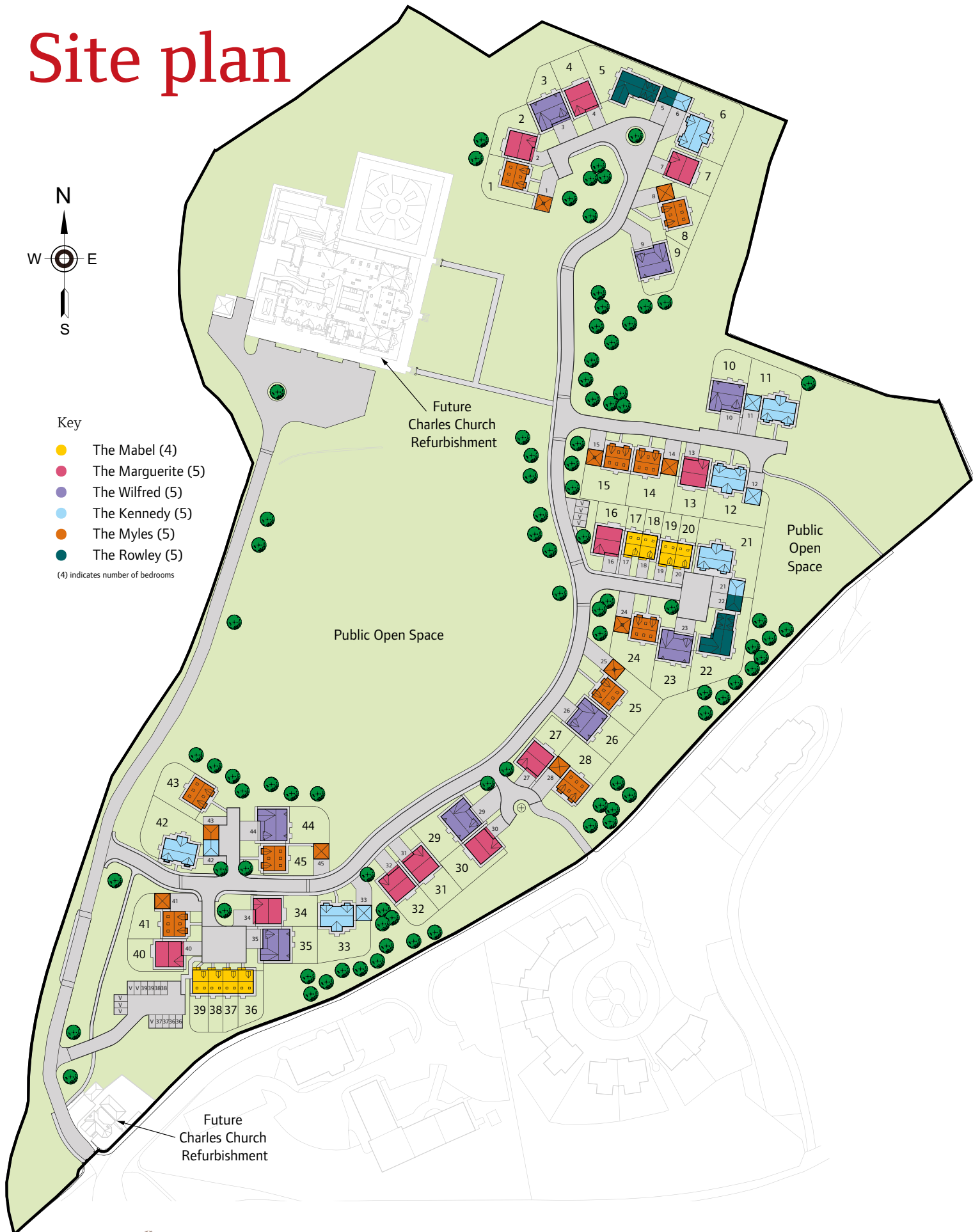
# Site plan



## Key

- The Mabel (4)
- The Marguerite (5)
- The Wilfred (5)
- The Kennedy (5)
- The Myles (5)
- The Rowley (5)

(4) indicates number of bedrooms



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This Site Layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or other technical reasons. Trees and planting shown is indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive.

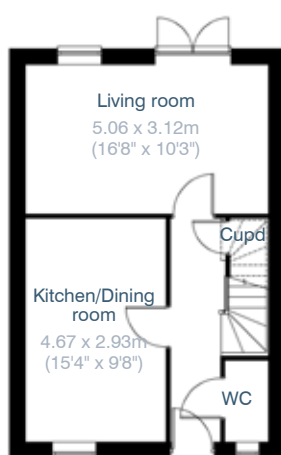


## KEY FEATURES

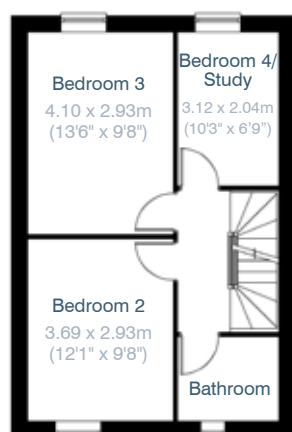
- + Open plan kitchen/ dining room
- + Rear aspect living room with garden access
- + Master bedroom with en suite
- + Family bathroom
- + Bedroom 4 can be used as a study

# THE MABEL

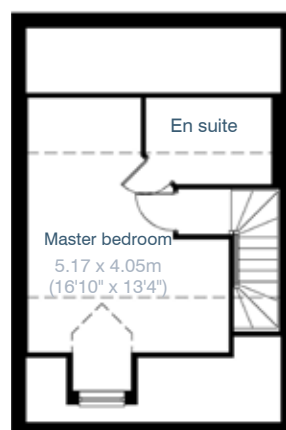
## FOUR BEDROOM HOME



Ground floor



First floor



Second floor

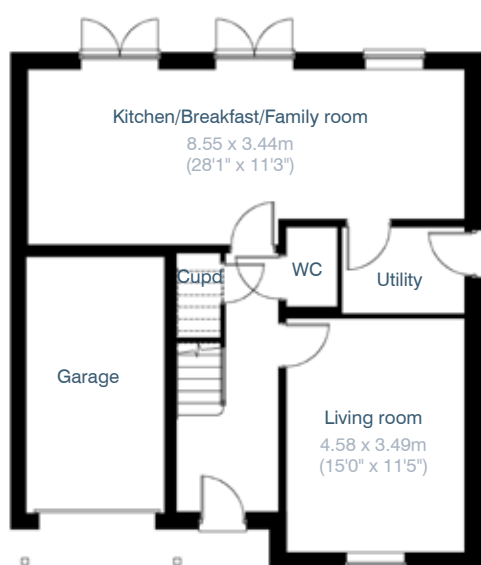


## KEY FEATURES

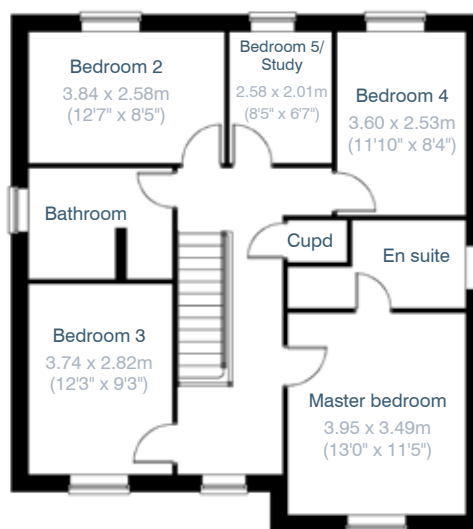
- + Open plan kitchen/ breakfast/family room with garden access
- + Front aspect living room
- + Utility room
- + Master bedroom with en suite
- + Bedroom 5 can be used as a study
- + Family bathroom
- + Integral garage

# THE MARGUERITE

FIVE BEDROOM HOME



Ground floor



First floor



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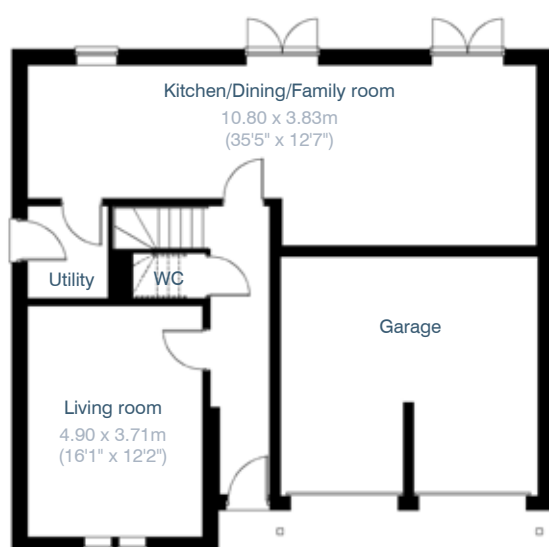




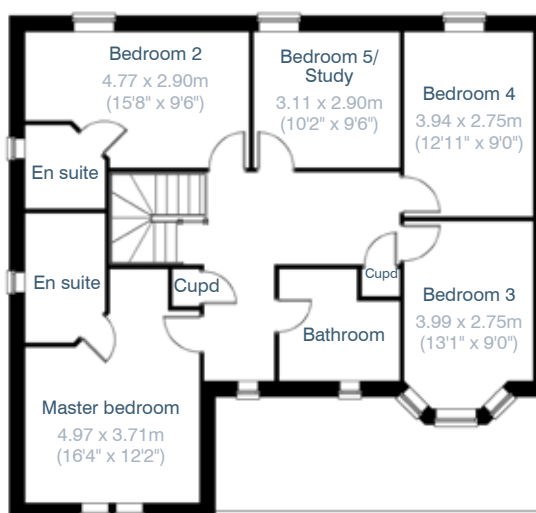
## KEY FEATURES

- + Open plan kitchen/dining/family room with garden access
- + Front aspect living room
- + Utility room
- + Master bedroom with en suite
- + Bedroom 2 with en suite
- + Bedroom 5 can be used as a study
- + Family bathroom
- + Integral double garage

## THE WILFRED FIVE BEDROOM HOME



Ground floor



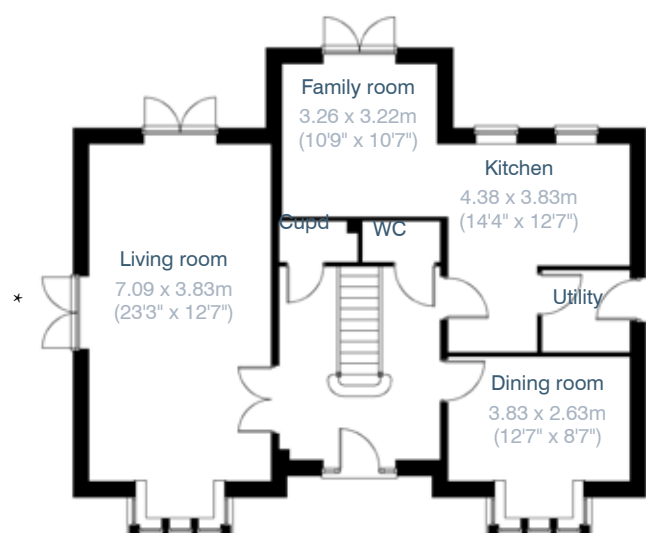
First floor



## KEY FEATURES

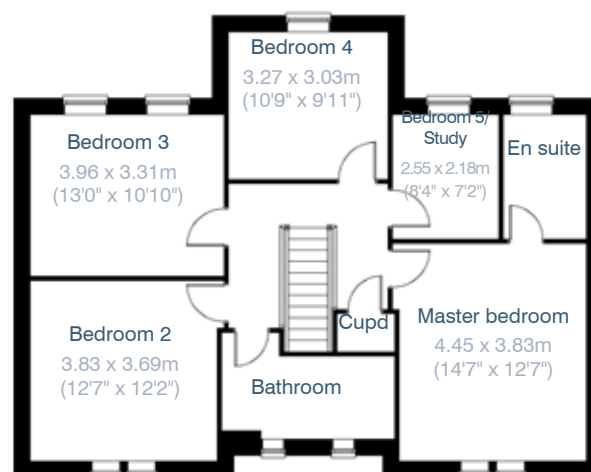
- + Double garage
- + Open plan kitchen/family room with garden access
- + Separate dining room with bay window
- + Living room with garden access and bay window
- + Utility room with outside access
- + Master bedroom with en suite
- + Bedroom 5 can be used as a study

## THE KENNEDY FIVE BEDROOM HOME



Ground floor

\* Doors are dependent on plot



First floor



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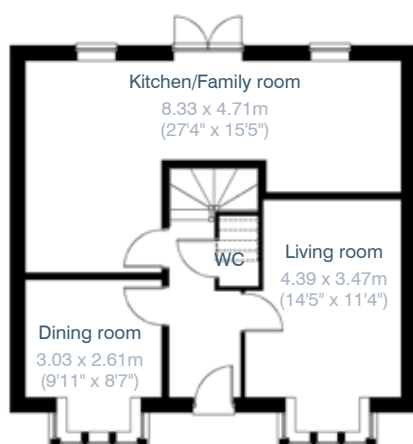
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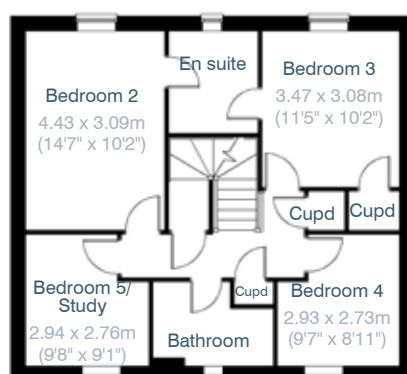
## KEY FEATURES

- + Double garage
- + Open plan kitchen/family room with garden access
- + Separate dining room with bay window
- + Living room with bay window
- + Master bedroom with en suite
- + Bedrooms 2 and 3 with Jack and Jill en suite
- + Bedroom 5 can be used as a study
- + Family bathroom

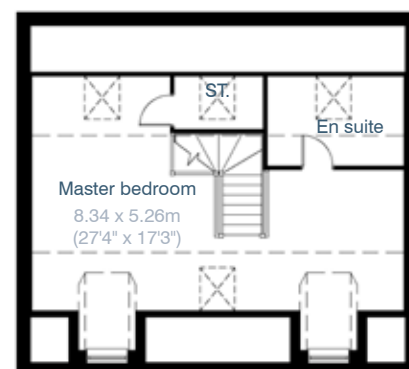
## THE MYLES FIVE BEDROOM HOME



Ground floor



First floor



Second floor



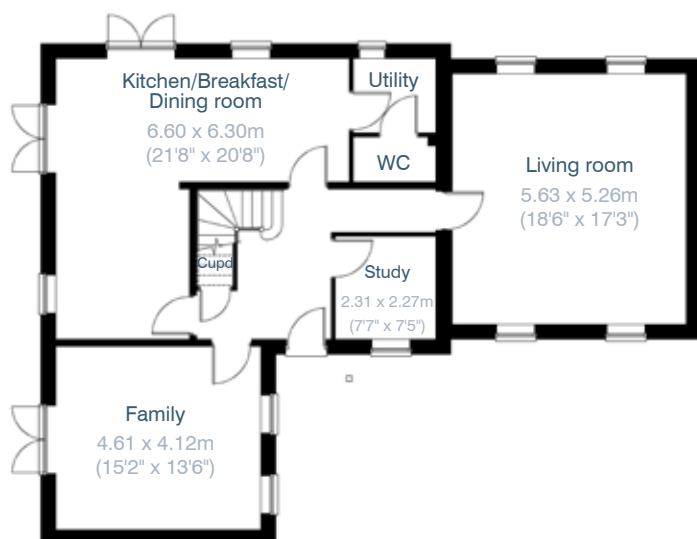


## KEY FEATURES

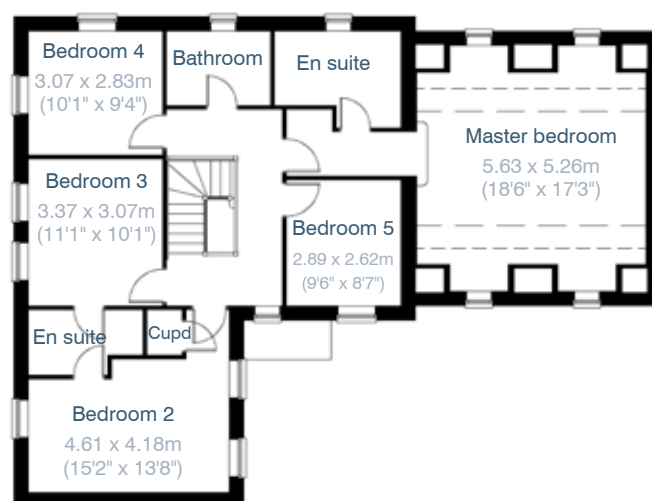
- + Open plan kitchen/ breakfast/dining room with garden access
- + Double aspect living room
- + Utility room
- + Separate family room
- + Downstairs study
- + Master bedroom with en suite
- + Bedroom 2 & 3 with Jack and Jill en suite
- + Family bathroom

# THE ROWLEY

## FIVE BEDROOM HOME



Ground floor



First floor



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# SPECIFICATION

Gas central heating

Thermostatic radiator valves to bedrooms

TV points to living room, USB port sockets to kitchen, living room and study

Telephone points to hallway

Pre-wired for digital TV

External light by front door

Power and light to garage (within curtilage of plot)

Lockable windows

Security chain to front door

Smoke detectors to hall and landing

Chrome-effect ironmongery

Smooth finish ceilings

Real oak veneer doors

Choice of high spec kitchen units/Quartz Compac worktop (subject to build stage)

Stainless steel electric double oven

Stainless steel integrated cooker hood

Stainless steel gas hob

Integrated fridge/freezer, dishwasher & washer/dryer

Electric spur adjacent to fireplace in lounge

Contemporary style sanitaryware (Tempo Range)

Choice of wall tiling (subject to build stage)

Chrome towel rails to bathroom and en suite

Mira Agile S EV shower to main en suites

Mira Agile S EV to second en suites

Freestanding bath in main bathroom (on selected housetypes only)

Fully-wired alarm and sensors

PVCu sliding sash style double glazed windows

Gate to rear garden

10-year new homes warranty



# ENHANCE YOUR NEW HOME

WHATEVER YOUR ASPIRATIONS, INDIVIDUAL TASTES OR CREATIVE IDEAS OUR SELECT OPTIONS WILL HELP YOU ENHANCE YOUR BEAUTIFUL NEW CHARLES CHURCH HOME. IT'S YOUR CHANCE TO CREATE THE DREAM HOME YOU'VE ALWAYS WANTED...

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## THE CHOICE IS ALL YOURS...

Your choices from the Select range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select options for your garden so you can create a space which is practical, secure

and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power, we can offer you our range of Select options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## RESERVE EARLY FOR MORE OPTIONS

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select choices you'll have available to you.

Adding items from our Select range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new enhanced Charles Church home, styled by you, ready to move into...



Select items are subject to availability and stage of construction. Please see your sales executive for more details. Prices for your specific home type will be in our price list. For a full list of Select items available for your home, contact the sales executive on site.





# TOP 10

## REASONS TO BUY A NEW HOME

### 1. SAVE MONEY ON BILLS:

new homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

### 2. GREAT INCENTIVES:

there's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange, Home Change and Help to Buy.

### 3. MORE TIME, MONEY AND FREEDOM:

with no time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

### 4. A FRESH START:

a new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

### 5. EVERYTHING'S NEW:

from your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

### 6. NO CHAIN

buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

### 7. WARRANTY

all our new homes come with a two-year Charles Church warranty, plus a 10-year new homes warranty.

### 8. SECURITY

new homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

### 9. MODERN LIVING

new homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

### 10. HIGH SPEC LIVING

when you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



## STONE CROSS MANSIONS

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## SOCIAL

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 [uk.pinterest.com/charleschurch](https://uk.pinterest.com/charleschurch)

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