

# *Eamont Chase*



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## Carleton

A collection of 2, 3, 4 and 5-bed  
homes and bungalows





# 82

SPACIOUS 2, 3, 4 AND  
5-BEDROOM HOMES



Plots 9, 10, 11, 12, 13, 14, 4, 5 and 6



# A PLACE TO CALL HOME

We build homes that offer attention to detail both inside and out. Eye catching anthracite uPVC windows/French doors, tegula paved driveways, turfed front and rear gardens and paved patios, to create that all important street scene.

All homes are designed with easy and relaxed living in mind. Each property is nicely proportioned to suit different lifestyle requirements, varying in size and layout.

**THIS DESIRABLE DEVELOPMENT CONSISTS OF 82 NEW HOMES**

The development consists of ten of our most popular house types, and a mix of bungalows, homes and affordable homes - this development is sure to feel like a community.

Eamont Chase incorporates public open space featuring a natural play trail and plenty of parking spaces for guests.



# Location, location, location

Quick and easy access to the Lake District National Park, with all the joys of living in one of Cumbria's most sought after locations.



Carleton Village is nestled on the eastern outskirts of Penrith Market Town. Eamont Chase occupies a prime spot close to all the local amenities within Penrith. Just three miles from the beautiful Lake District National Park, the development is close to award winning schools, shops, restaurants and sports facilities.



Penrith has superb transport links, situated minutes away from the Railway Station providing easy access to London in just over 3 hours. Edinburgh can also be reached by train within 2 hours. The M6 is also located close by.

Eamont Chase is tucked nicely in between the Northern Pennine



fells, and the Lake District National Park, which is just a short journey down the A66 towards Keswick. If you prefer to stay closer to home, there is plenty to explore, including a stroll down the River Eamont to Brougham Castle, a drink in the local pub, and visiting the local shops in the town centre.





*"The loveliest spot that man hath found."*  
William Wordsworth

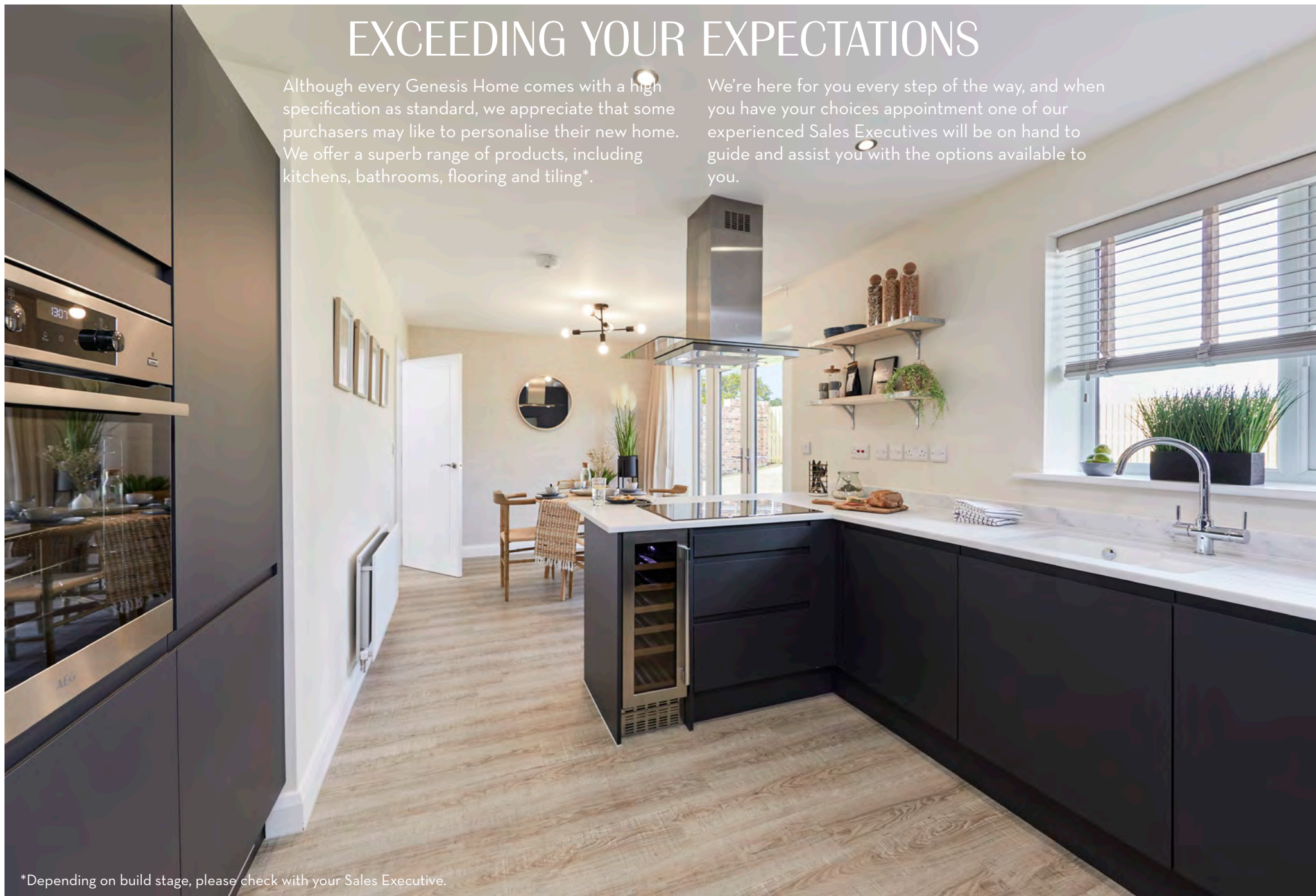




# EXCEEDING YOUR EXPECTATIONS

Although every Genesis Home comes with a high specification as standard, we appreciate that some purchasers may like to personalise their new home. We offer a superb range of products, including kitchens, bathrooms, flooring and tiling\*.

We're here for you every step of the way, and when you have your choices appointment one of our experienced Sales Executives will be on hand to guide and assist you with the options available to you.



\*Depending on build stage, please check with your Sales Executive.



The interiors of a Genesis Home are light and airy with a clean, contemporary palette. Spacious living areas allow natural light to flood in and offer the perfect, chill out space for relaxing with family and friends.

The kitchens feature a choice of high quality units and worktops while

incorporating quality appliances.

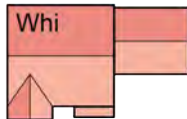
All of our properties are finished with a superb attention to detail and high specification as standard.

Some of our house designs incorporate a dedicated home office/study and the majority can utilise a spare room for this purpose.

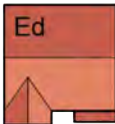


OVER  
**30**  
HIGH SPECIFICATION ITEMS  
INCLUDED AS STANDARD

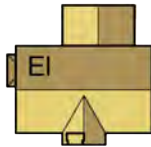
# A CHOICE OF HOUSE TYPES



**THE WHILLAN**  
5-bedroom detached house  
*Double attached garage*



**THE EDEN**  
4-bedroom detached house  
*Integral single garage*



**THE ELLEN**  
4-bedroom detached house  
*Single, attached garage*



**THE WREAY**  
4-bedroom detached house  
*Integral single garage*



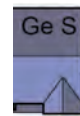
**THE EAMONT**  
4-bedroom semi-detached town house



**THE DEE**  
2-bedroom detached bungalow



**THE DERWENT**  
3-bedroom detached house



**THE GELT**  
3-bedroom semi-detached house



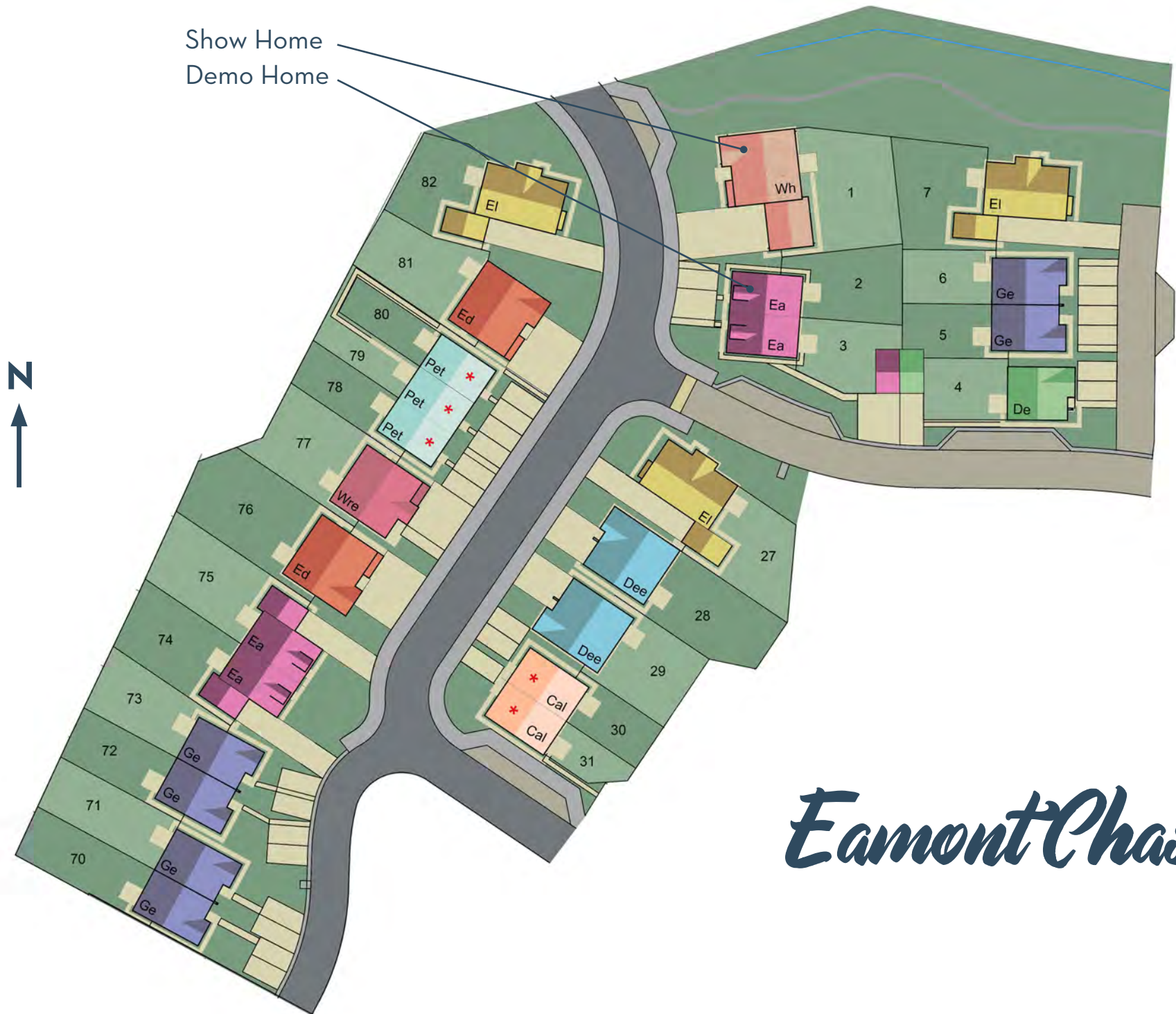
**AFFORDABLE RENTALS**  
**THE PETHERIL**  
3-bedroom semi-detached house



**THE CALDEW**  
2-bedroom semi-detached house

Although Genesis Homes has made every effort to ensure the accuracy of information shown, we reserve the right to amend/update the specification or layout without prior notification. The information given is for guidance only and its accuracy cannot be guaranteed. Information shown does not constitute a contract, part of a contract or warranty. External finishes may differ from those shown and dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. Please speak to our Sales Executive with regards to specific plots and specification. You should take appropriate advice to verify any information on which you wish to rely.





Show Home  
Demo Home



# *Eamont Chase*



GENESIS  
HOMES



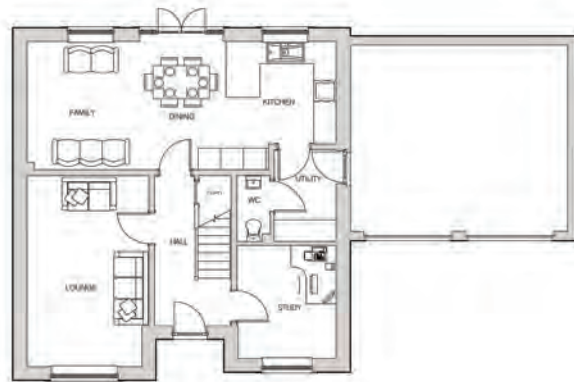
# The Whillan

5-bedroom detached house, arranged over 3 floors, with attached garage

Approx. square footage 1851 sq ft

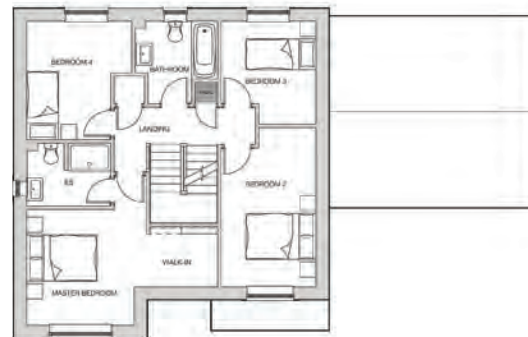
*Living for the future!*

\* Eamont Chase, Carleton - Timber frame homes, room sizes may vary, please speak to your Sales Executive.



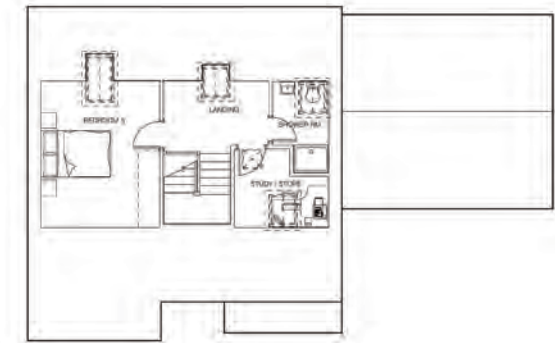
## GROUND FLOOR

Hall	2030 x 4110 [ 6'-8" x 13'-6"]
WC	890 x 1810 [ 2'-11" x 5'-11"]
Kitchen / dining / family room	8220 x 3520 [ 27'-0" x 11'-7"]
Utility	1650 x 2520 [ 5'-5" x 8'-3"]
Study	2640 x 3090 [ 8'-8" x 10'-2"]
Lounge	3250 x 5230 [ 10'-8" x 17'-2"]
Garage	2898 x 5110 [ 9'-6" x 16'-9"]



## FIRST FLOOR

Landing	4020 x 1920 [ 13'-2" x 6'-4"]
Master bedroom	3400 x 4380 [ 11'-2" x 14'-4"]
Dressing area	1930 x 1560 [ 6'-4" x 5'-1"]
En-suite	2370 x 1800 [ 7'-9" x 5'-11"]
Bedroom 2	2690 x 4650 [ 8'-10" x 15'-3"]
Bedroom 3	2690 x 3020 [ 8'-10" x 9'-11"]
Bedroom 4	2980 x 3480 [ 9'-9" x 11'-5"]
Bathroom	2350 x 2410 [ 7'-8" x 7'-11"]



## SECOND FLOOR

Landing	3010 x 2060 [ 9'-11" x 6'-9"]
Bedroom 5	3400 x 5020 [ 11'-2" x 16'-6"]
Study/store	2690 x 2260 [ 8'-9" x 7'-5"]
Shower room	1610 x 2640 [ 5'-3" x 8'-8"]

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GENESIS  
HOMES



# The Eden

4-bedroom detached house  
with integral garage

Approx. square footage 1326 sq ft

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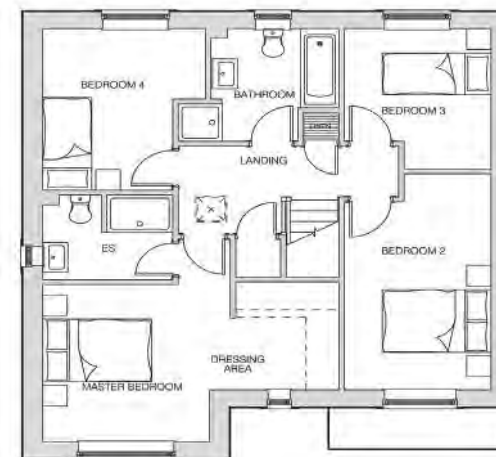
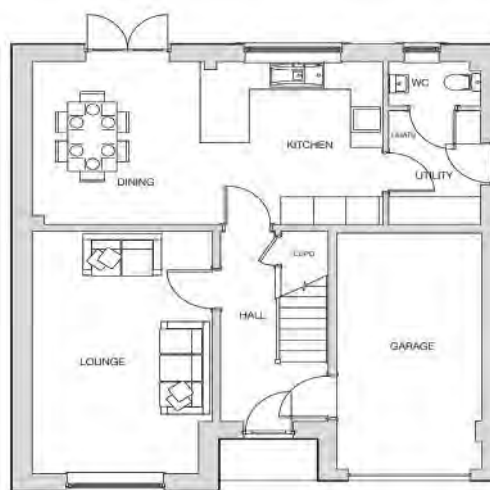
\* Eamont Chase, Carleton - Timber frame homes, room sizes  
may vary, please speak to your Sales Executive.

## FIRST FLOOR

Landing	4040 × 1900 [ 13'-3" × 6'-2"]
Master bedroom	3440 × 4370 [ 11'-3" × 14'-4"]
Walk-in	1890 × 2320 [ 6'-2" × 7'-7"]
En-suite	2360 × 1820 [ 7'-9" × 6'-0"]
Bedroom 2	2700 × 4660 [ 8'-10" × 15'-3"]
Bedroom 3	2690 × 3020 [ 8'-10" × 9'-10"]
Bedroom 4	2980 × 3480 [ 9'-9" × 11'-5"]
Bathroom	2950 × 2420 [ 9'-8" × 7'-11"]

## GROUND FLOOR

Hall	1980 × 4110 [ 6'-6" × 13'-6"]
WC	1690 × 960 [ 5'-6" × 3'-2"]
Kitchen / dining	6440 × 3510 [ 21'-2" × 11'-6"]
Utility	1680 × 2460 [ 5'-6" × 8'-1"]
Lounge	3310 × 5240 [ 10'-10" × 17'-2"]
Garage	2660 × 5110 [ 8'-9" × 16'-9"]





GENESIS  
HOMES



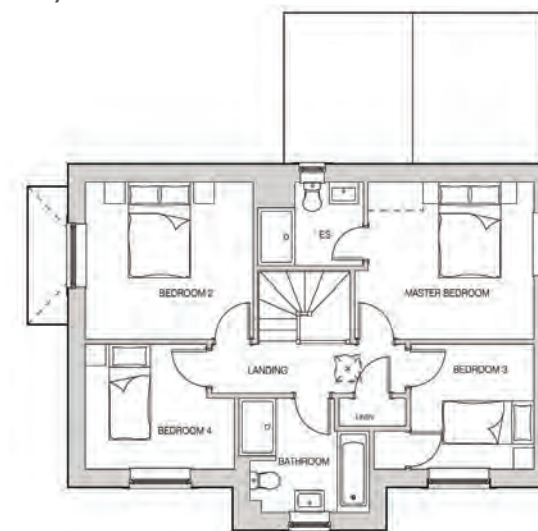
# The Ellen

4-bedroom detached house  
with detached garage

Approx. square footage 1311 sq ft

\* Eamont Chase, Carleton - Timber frame homes, room sizes  
may vary, please speak to your Sales Executive.

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## FIRST FLOOR

Landing	4250 × 1020 [ 13'-11" × 3'-4" ]
Master bedroom	3920 × 3270 [ 12'-10" × 10'-9" ]
En-suite	2280 × 1720 [ 7'-6" × 8'-8" ]
Bedroom 2	3670 × 3270 [ 12'-0" × 10'-9" ]
Bedroom 3	2700 × 2610 [ 8'-10" × 8'-6" ]
Bedroom 4	3260 × 2610 [ 10'-8" × 8'-6" ]
Bathroom	2820 × 2360 [ 9'-3" × 7'-9" ]



## GROUND FLOOR

Hall	2430 × 2610 [ 8'-0" × 8'-6" ]
WC	1170 × 1600 [ 3'-10" × 5'-3" ]
Kitchen / dining	3850 × 5970 [ 12'-8" × 19'-7" ]
Lounge	4290 × 5980 [ 14'-0" × 19'-7" ]
Utility	2020 × 1700 [ 6'-7" × 5'-6" ]
Garage	2900 × 5110 [ 9'-6" × 16'-9" ]

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# The Wreay

4-bedroom detached house  
with internal garage

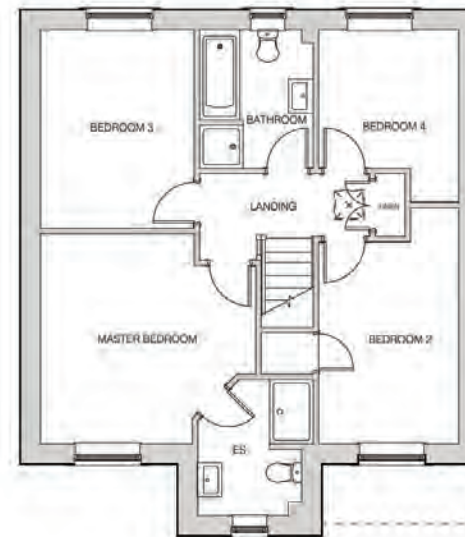
Approx. square footage 1220 sq ft

\* Eamont Chase, Carleton - Timber frame homes, room sizes  
may vary, please speak to your Sales Executive.

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## GROUND FLOOR

Hall	2150 × 1900 [ 7'-1" × 6'-2" ]
WC	1700 × 890 [ 5'-6" × 2'-11" ]
Kitchen / dining	5970 × 2850 [ 19'-7" × 9'-4" ]
Utility	1700 × 2460 [ 5'-7" × 8'-0" ]
Lounge	4010 × 4780 [ 13'-1" × 15'-8" ]
Garage	2570 × 5420 [ 8'-5" × 17'-9" ]



## FIRST FLOOR

Landing	3170 × 1190 [ 10'-4" × 3'-10" ]
Master bedroom	4010 × 3950 [ 13'-2" × 12'-11" ]
En-suite	2140 × 2560 [ 7'-1" × 8'-4" ]
Bedroom 2	2610 × 4400 [ 8'-7" × 14'-6" ]
Bedroom 3	2860 × 3730 [ 9'-5" × 12'-3" ]
Bedroom 4	2610 × 3240 [ 8'-7" × 10'-7" ]
Bathroom	2110 × 2610 [ 6'-11" × 8'-6" ]



# The Eamont



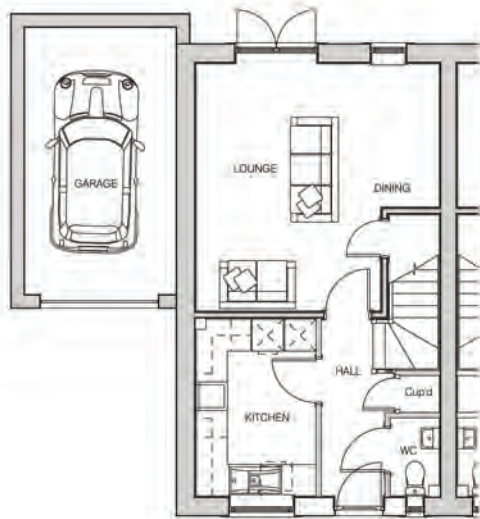
GENESIS  
HOMES

4-bedroom semi-detached home

Approx. square footage 1121sq ft

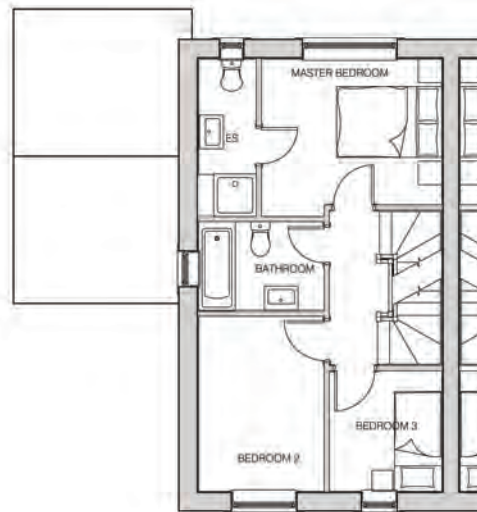
\* Eamont Chase, Carleton - Timber frame homes, room sizes may vary, please speak to your Sales Executive.

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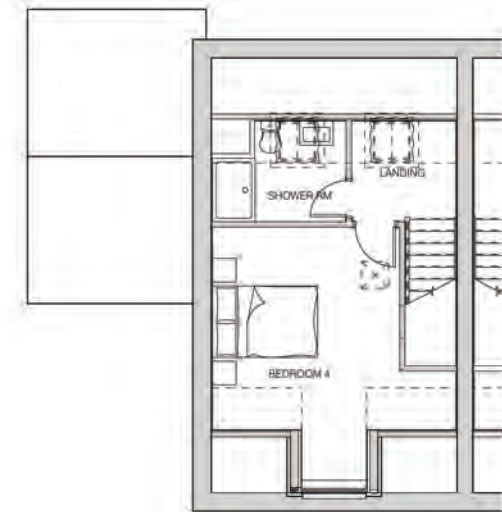
## GROUND FLOOR

Hall	1210 × 3370 [ 3'-12" × 11'-0" ]
WC	940 × 1490 [ 3'-1" × 4'-11" ]
Kitchen	2270 × 3350 [ 7'-5" × 10'-12" ]
Lounge / dining	4640 × 4720 [ 15'-2" × 15'-6" ]



## FIRST FLOOR

Landing	960 × 2960 [ 3'-2" × 9'-8" ]
Master Bedroom	3430 × 3000 [ 11'-3" × 9'-10" ]
En-Suite	1100 × 3000 [ 3'-7" × 9'-10" ]
Bedroom 2	2390 × 3340 [ 7'-10" × 10'-11" ]
Bedroom 3	2140 × 2300 [ 7'-0" × 7'-6" ]
Bathroom	2380 × 1690 [ 7'-10" × 5'-6" ]



## SECOND FLOOR

Landing	1860 × 1980 [ 6'-1" × 6'-6" ]
Bedroom 3	3590 × 3850 [ 11'-9" × 12'-8" ]
En-Suite	2550 × 1920 [ 8'-4" × 6'-4" ]





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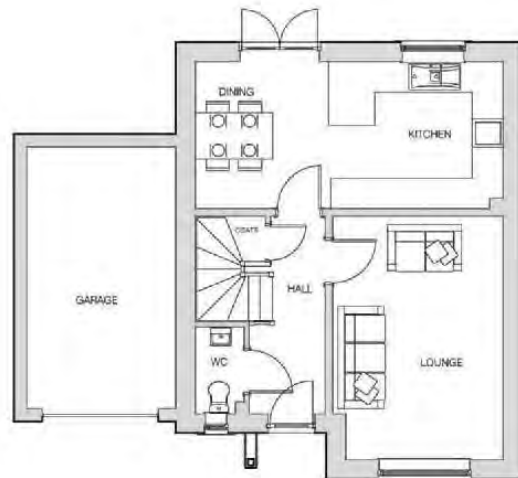
# The Derwent

3-bedroom detached house  
with/without attached garage  
(plot dependant)

Approx. square footage 946sq ft  
(\*Excluding garage)

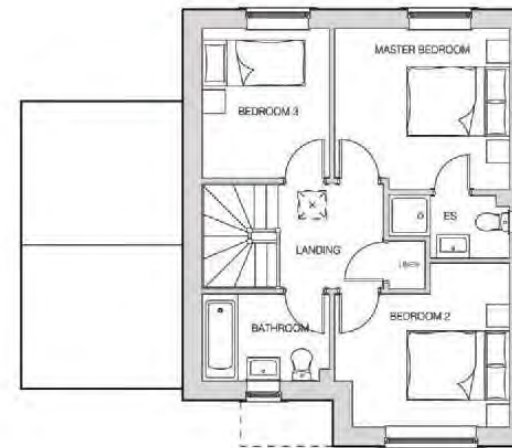
**\* Eamont Chase, Carleton - Timber frame homes, room sizes  
may vary, please speak to your Sales Executive.**

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**GROUND FLOOR**

Hall	1470 × 3860 [ 4'-9" × 12'-8" ]
WC	950 × 1700 [ 3'-1" × 5'-7" ]
Kitchen / dining	5980 × 2880 [ 19'-7" × 9'-5" ]
Lounge	3310 × 4760 [ 10'-10" × 15'-7" ]
Garage	2890 × 5110 [ 9'-6" × 16'-9" ]



**FIRST FLOOR**

Landing	2020 × 2060 [ 6'-8" × 6'-9" ]
Master bedroom	3410 × 3140 [ 11'-2" × 10'-4" ]
En-suite	2350 × 1230 [ 7'-9" × 4'-0" ]
Bedroom 2	3410 × 3200 [ 11'-2" × 10'-6" ]
Bedroom 3	2480 × 2920 [ 8'-1" × 9'-7" ]
Bathroom	2450 × 1680 [ 8'-0" × 5'-6" ]



# The Gett

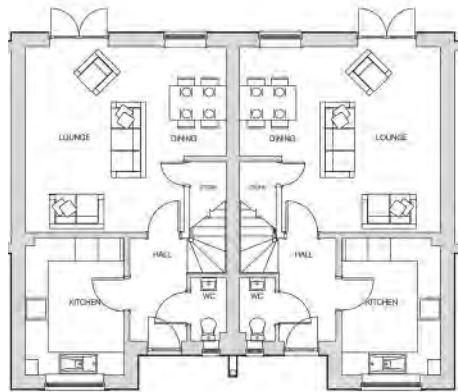


3-bedroom semi-detached house

Approx. square footage 940 sq ft

\* Eamont Chase, Carleton - Timber frame homes, room sizes may vary, please speak to your Sales Executive.

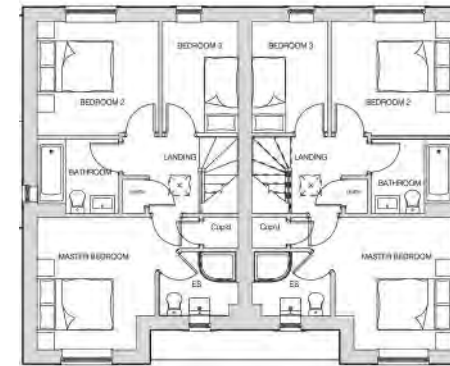
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Ground Floor

## GROUND FLOOR

Hall	1500 x 2720 [ 4'-11" x 8'-11" ]
WC	950 x 1680 [ 3'-1" x 5'-6" ]
Kitchen	2590 x 3600 [ 8'-6" x 11'-10" ]
Lounge / dining	5310 x 4920 [ 17'-5" x 16'-2" ]



First Floor

## FIRST FLOOR

Landing	2010 x 2030 [ 6'-7" x 6'-8" ]
Master bedroom	4280 x 3500 [ 14'-0" x 11'-6" ]
En-suite	2090 x 1680 [ 6'-10" x 5'-6" ]
Bedroom 2	3200 x 3020 [ 10'-6" x 9'-11" ]
Bedroom 3	2000 x 2940 [ 6'-7" x 9'-8" ]
Bathroom	2130 x 1940 [ 7'-0" x 6'-4" ]

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HOMES

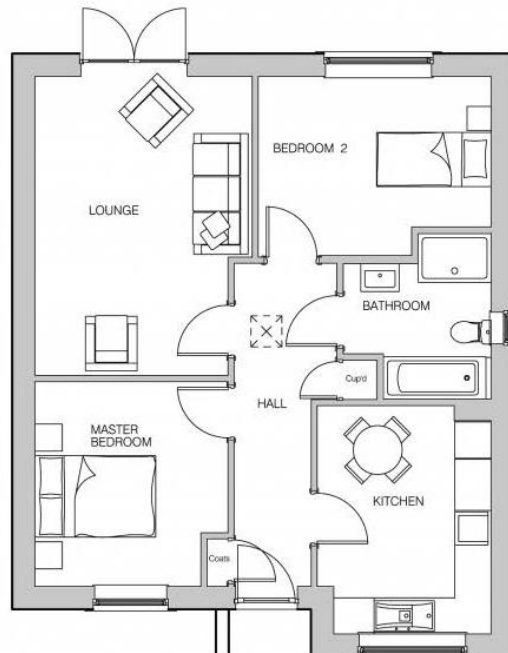
# The Dee

2-bedroom detached bungalow

Approx. square footage 711sq ft

\* Eamont Chase, Carleton - Timber frame homes, room sizes may vary, please speak to your Sales Executive.

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## FLOOR LAYOUT

Hall	1700 x 5360 [ 5'-10" x 17'-7" ]
Bathroom	2450 x 2740 [ 8'-0" x 9'-0" ]
Kitchen / dining	2870 x 3780 [ 9'-5" x 12'-4" ]
Lounge	3600 x 4960 [ 11'-10" x 16'-3" ]
Master bedroom	3200 x 3400 [ 10'-6" x 11'-2" ]
Bedroom 2	3860 x 2970 [ 12'-8" x 9'-9" ]

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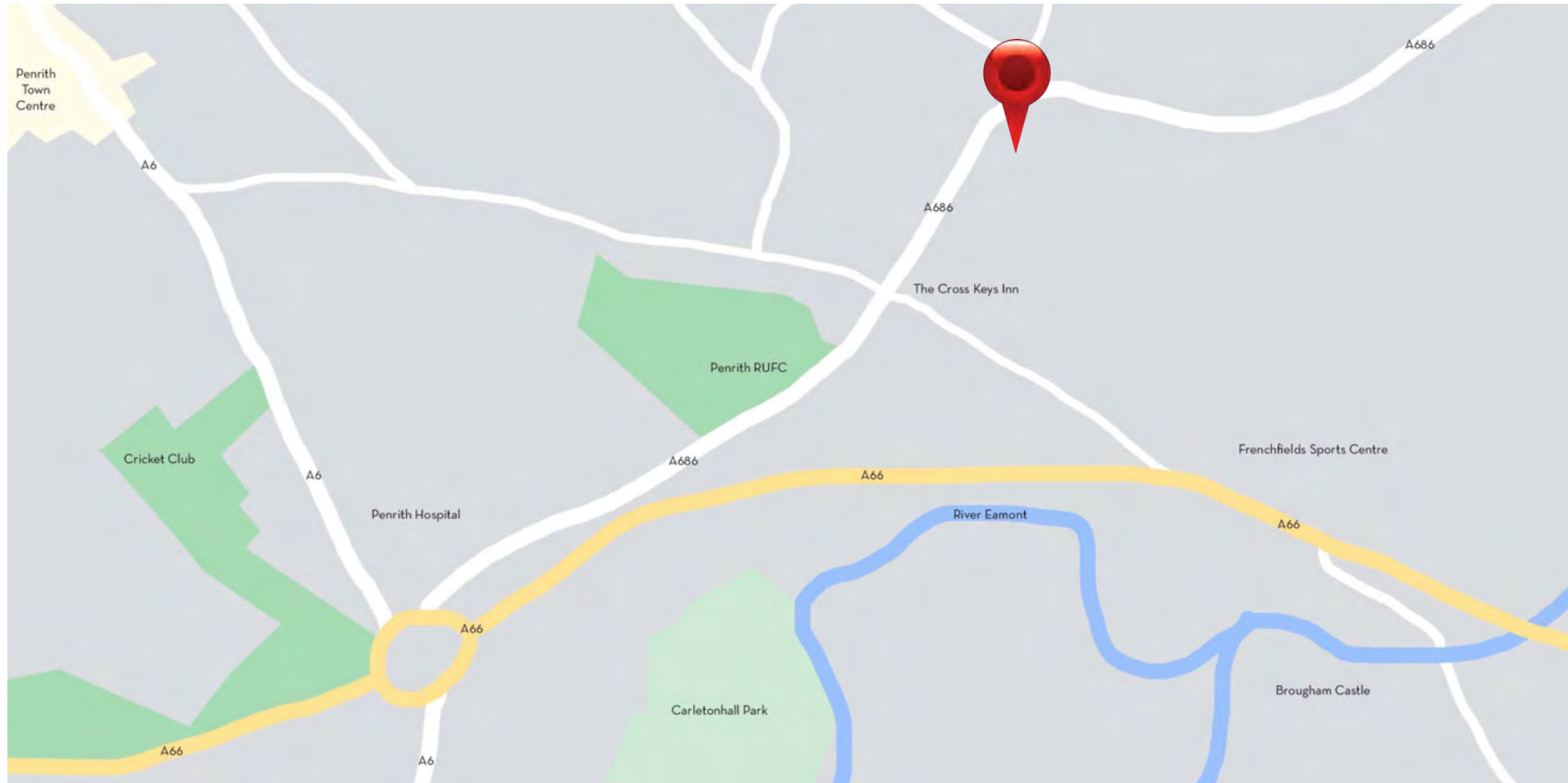


Plots 1, 2, 3, 27 and 82



# WE ARE HERE

Eamont Chase, Carleton, Penrith, Cumbria, CA11 8TY



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers. Find out more at: [www.consumercode.com](http://www.consumercode.com)

# Eamont Chase



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