



PFK



Thomas Wharton Meadows



Welcome to

# Thomas Wharton Meadows

Thomas Wharton Meadows is an exciting new development of 16 houses including 2, 3 and 4 bedroomed properties all with driveway parking and gardens. The site offers a mixture of detached and semi-detached properties, all well designed to make the most of modern living. Due for completion Late Autumn 21.

Located just on the edge of Kirkby Stephen but within walking distance of all the amenities of the town. Kirkby Stephen lies approx. 12 miles from the M6 at Tebay (junction 38) and 3 miles from Brough/A66, with Scotch Corner/A1 a further 30 minutes away. The town also has a station on the scenic Settle-Carlisle railway line with connection to Leeds. Kirkby Stephen provides a good range of everyday facilities including a supermarket, banks, post office, hotels, public houses, sports facilities and primary and secondary schools.







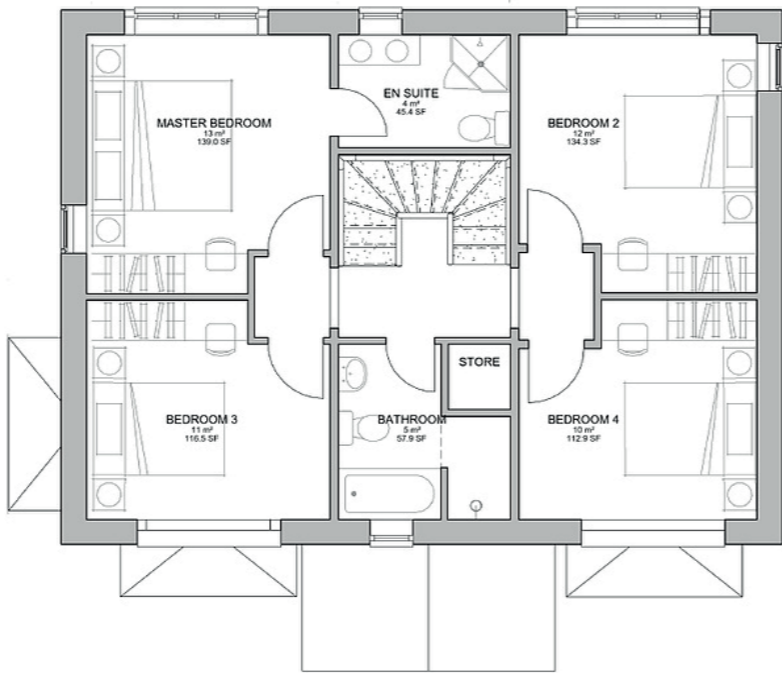
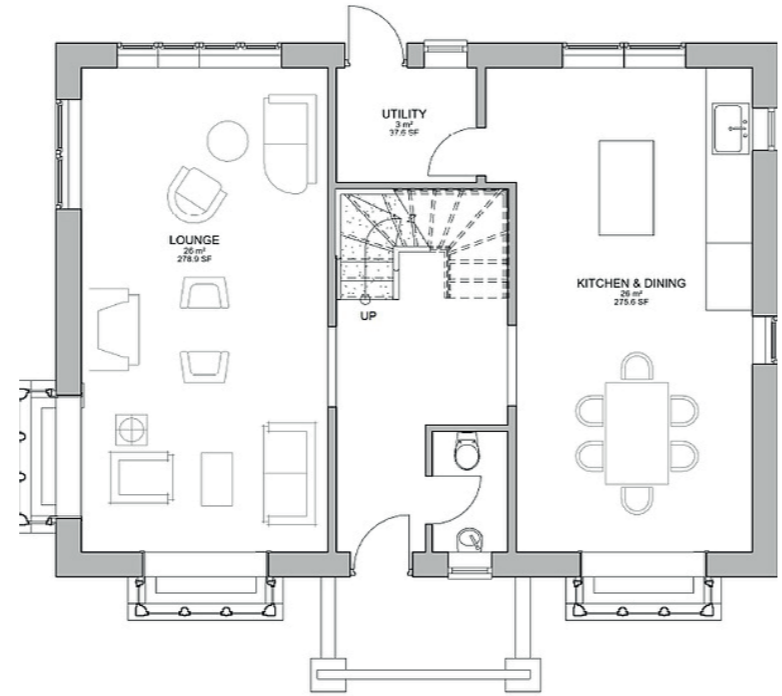
# Faraday

## Ground Floor Dimensions

Lounge - 7.2 x 3.6 (24' x 12')  
 Kitchen/ Dining - 7.2 x 3.9 (24' x 13')  
 Utility - 3 x 2.3 (10' x 8')  
 Garage - 6 x 6

## First Floor Dimensions

Bedroom 1 - 3.9 x 3.6 (13' x 12')  
 Bedroom 2 - 3.9 x 3.6 (13' x 12')  
 Bedroom 3 - 3.6 x 3.3 (12' x 11')  
 Bedroom 4 - 3.6 x 3.3 (12 x 11')  
 Bathroom - 2.8 x 2.5 (9' x 8.5')



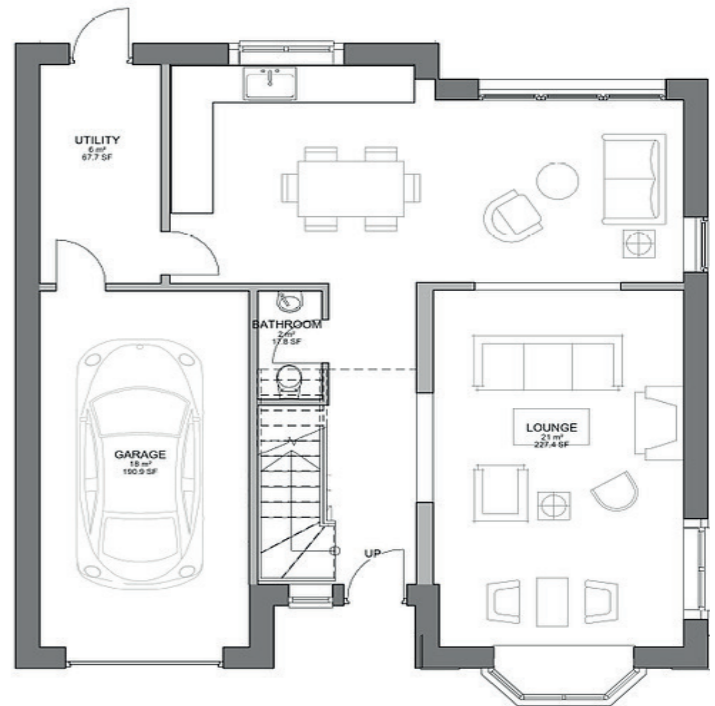
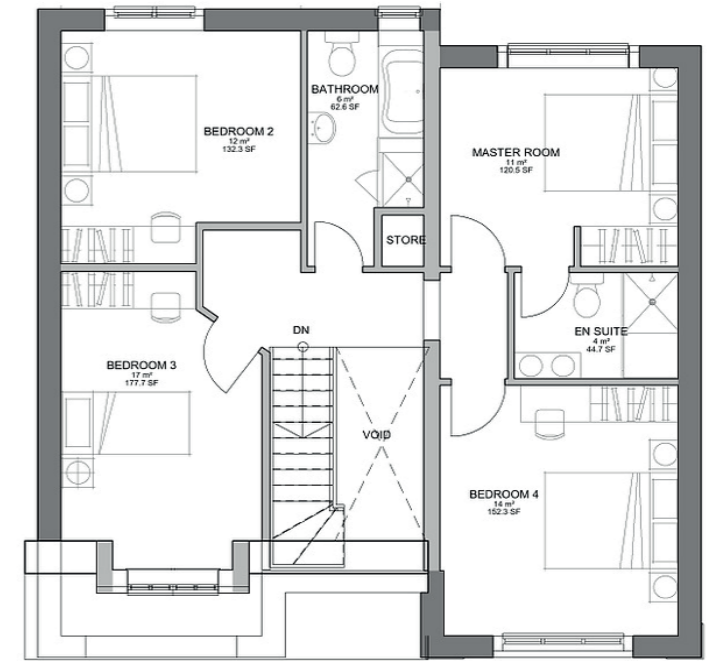
# Appleby

## Ground Floor Dimensions

Lounge - 6 x 3.6 (20' x 12')  
 Kitchen/ Dining - 7.5 x 3.6 (25' x 12')  
 Utility - 3.6 x 1.8 (12' x 6')  
 Garage - 6 x 3 (20' x 10')

## First Floor Dimensions

Bedroom 1 - 5.1 x 3.6 (17' x 12')  
 Bedroom 2 - 3.9 x 3.6 (13' x 12')  
 Bedroom 3 - 4.2 x 3.4 (14' x 12')  
 Bedroom 4 - 3.9 x 3.6 (13 x 12')  
 Bathroom - 3.9 x 2.1 (13' x 7')







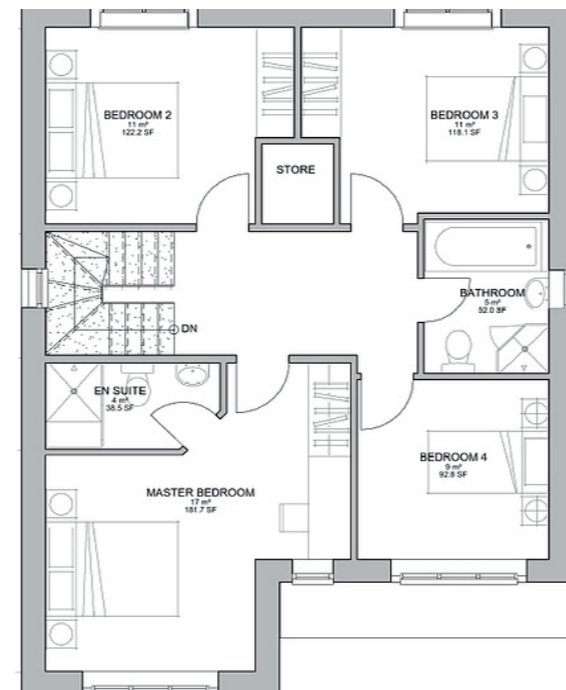
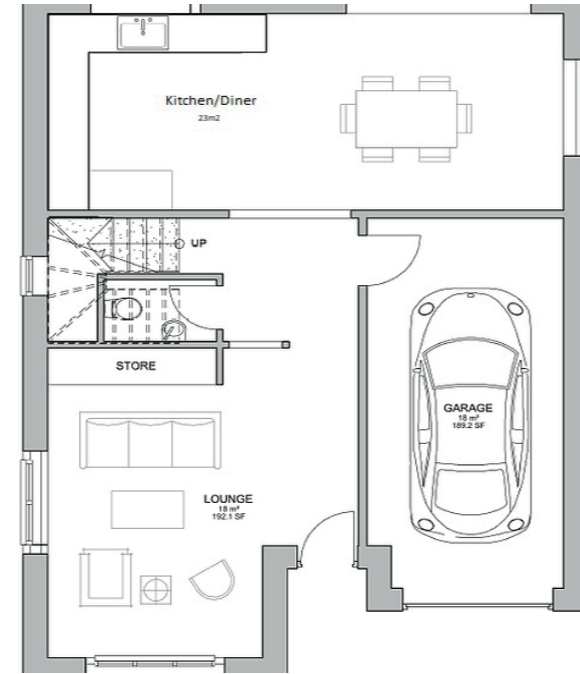
# Hartley

## Ground Floor Dimensions

Lounge - 5.1 x 4.7 (17' x 15')  
 Kitchen/ Dining - 7.8 x 3.3 (26' x 11')  
 Garage - 5 x 3 (16' x 10')

## First Floor Dimensions

Bedroom 1 - 5.1 x 4 (17' x 13')  
 Bedroom 2 - 3.9 x 3.3 (13' x 11')  
 Bedroom 3 - 3.9 x 3 (13' x 10')  
 Bedroom 4 - 3.6 x 3 (12 x 10')  
 Bathroom - 2.6 x 2.3 (9' x 8')



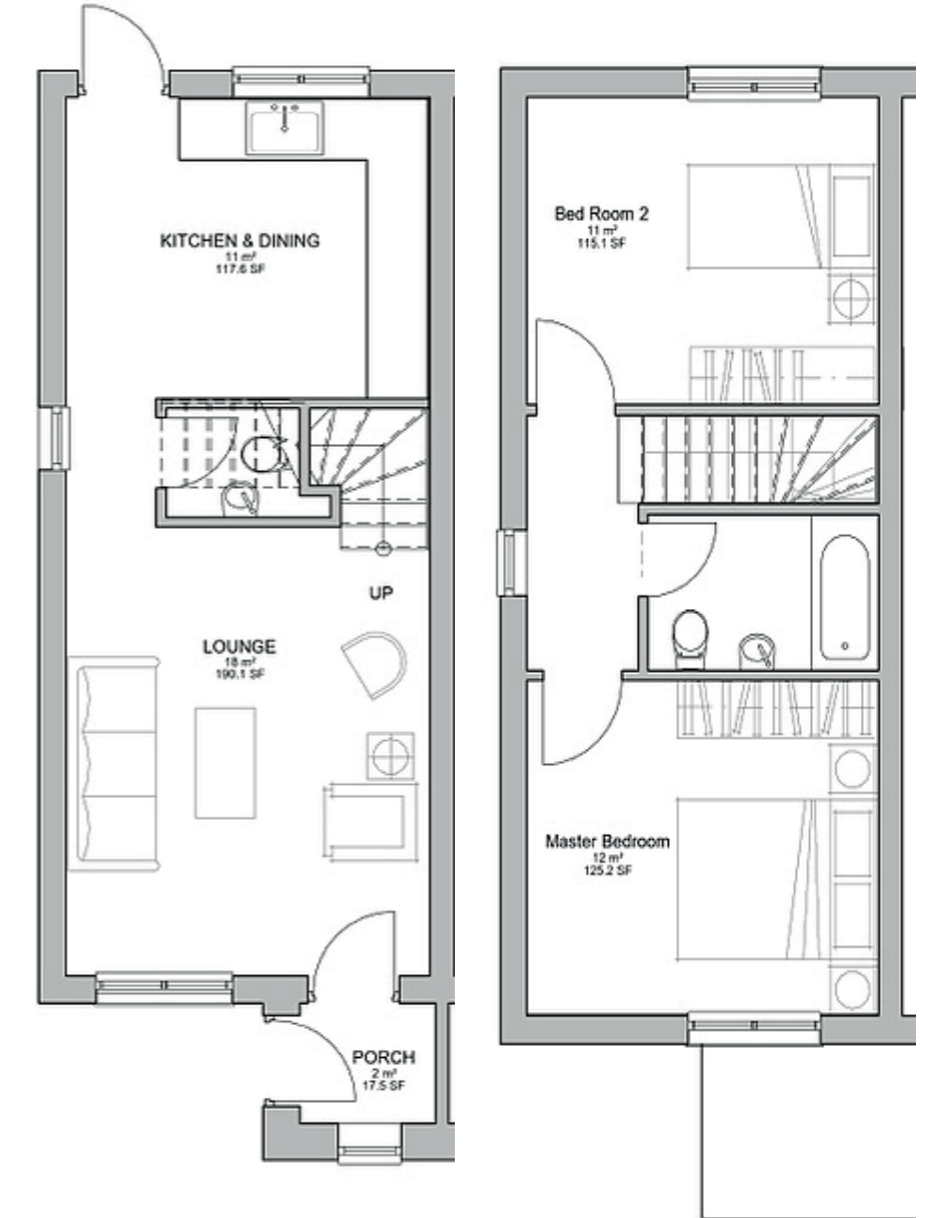
# Berkett

## Ground Floor Dimensions

Lounge - 4.5 x 3.6 (15' x 12')  
 Kitchen/ Dining - 3.6 x 3 (12' x 10')  
 WC - 2.55 x 1.2 (8' x 4')

## First Floor Dimensions

Bedroom 1 - 3.6 x 3.25 (12' x 10.5')  
 Bedroom 2 - 3.9 x 3 (12' x 10')  
 Bathroom - 2.4 x 1.7 (8' x 5.5')







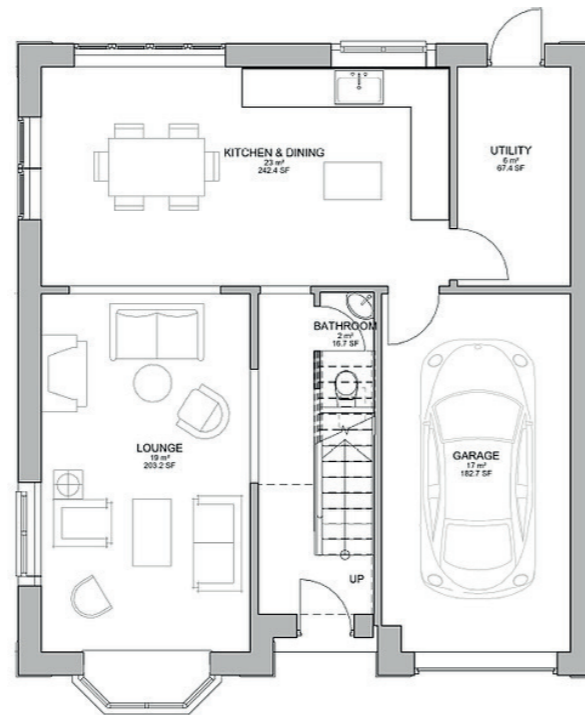
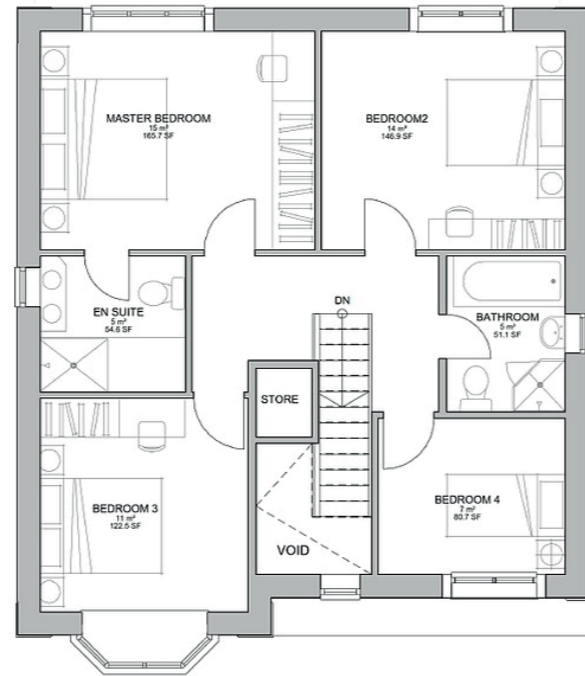
# Winton

## Ground Floor Dimensions

Lounge - 5.7 x 3.55 (18.7' x 12')  
 Kitchen/ Dining - 6.6 x 3.6 (22' x 12')  
 Utility - 3.6 x 1.8 (12' x 6')  
 Garage - 5.7 x 3 (16' x 10')

## First Floor Dimensions

Bedroom 1 - 4.5 x 3.6 (15' x 12')  
 Bedroom 2 - 3.9 x 3.6 (13' x 12')  
 Bedroom 3 - 3.4 x 3.5 (11' x 11')  
 Bedroom 4 - 3.3 x 2.5 (11 x 8')  
 Bathroom - 2.6 x 2.4 (9' x 8')



# Nateby

## Ground Floor Dimensions

Lounge - 5.1 x 4.5 (17' x 15')  
 Kitchen/ Dining - 5.1 x 3 (17' x 10')  
 WC - 2.55 x 1.2 (8' x 4')

## First Floor Dimensions

Bedroom 1 - 3.6 x 2.9 (12' x 10')  
 Bedroom 2 - 3 x 3 (10' x 10')  
 Bedroom 3 - 3 x 2.2 (10' x 7')  
 Bathroom - 2.8 x 2.1 (9' x 7')





Photos are for illustrative purposes only









# Further information

## Faraday - 4 Bedroom Detached House

The Faraday offers 1525 sq ft of well-proportioned living space across two floors with detached garage. Downstairs there is a spacious hallway, storage cupboard, cloakroom toilet, and a lounge that spans the length of the property with patio doors to the back garden and a bay window to the front of the property. The kitchen/dining/utility room is in an L shape which also spans the length of the property, featuring a bay window in the dining room and an external door to the back garden in the utility area. Upstairs there are four double bedrooms, a storage cupboard and a main bathroom with a walk-in shower, separate bath and white sanitary-ware. The generously sized master bedroom has space for an integrated wardrobe and includes an en-suite complete with a walk-in shower.

## Appleby - 4 Bedroom Detached House

The Appleby has 1534 sq ft of modern living space across two floors, as well as an integral garage which can be accessed through a utility room. Downstairs there is a storage cupboard and cloakroom toilet, as well as a spacious lounge with a bay window to the front of the property. The kitchen/dining area connects to the utility room, all spanning the width of the back of the property. The back garden can be accessed through a door in the utility, or the bi-folding doors in the dining area. Upstairs the master bedroom features a bay window and an en-suite with a walk-in shower. There are three more bedrooms, a second storage cupboard and a main bathroom.

## Hartley - 4 Bedroom Detached House

The Hartley offers 1385 sq ft of living space across two floors, plus an integral garage. Downstairs the generous lounge is to the front of the property, along with a cloakroom toilet and storage cupboard. At the back the kitchen/dining/family area spans the width of the property, featuring bi-fold doors and French doors that lead to the back garden, as well as an internal door connecting to the garage. Upstairs there is four bedrooms, including a master with en-suite, a single bedroom with a dormer window.

## Berkett - 2 Bedroom Semi Detached House

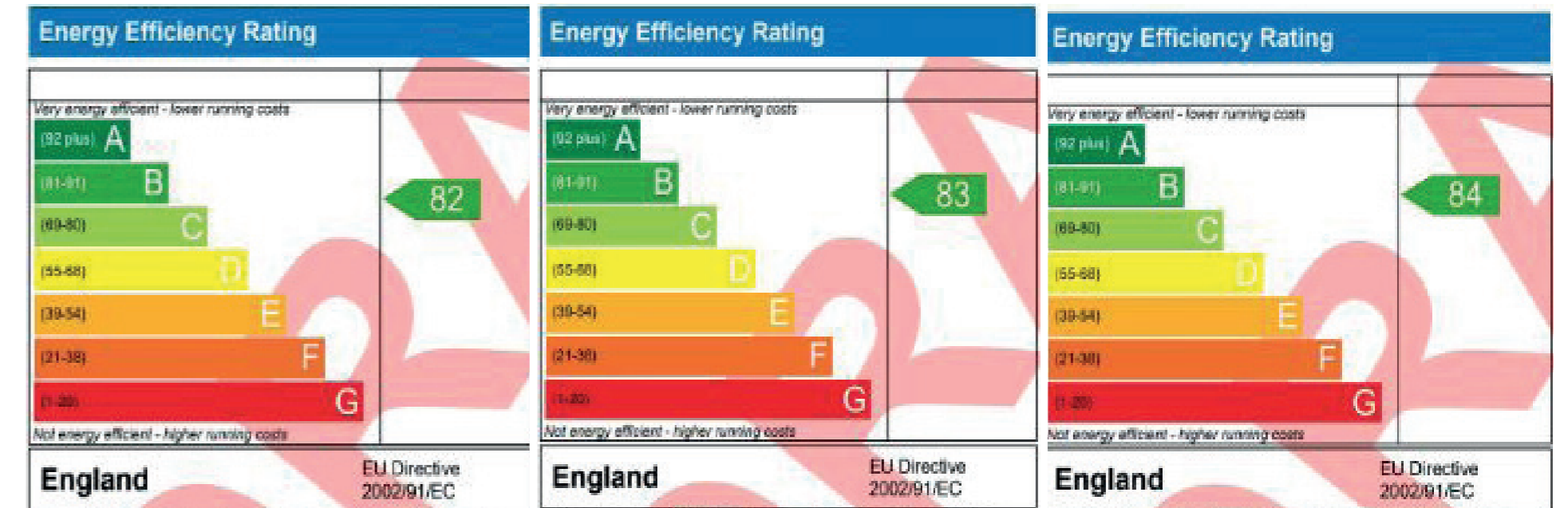
The Berkett has 775 sq ft of living space across two floors. Downstairs there is a spacious lounge to the front and the kitchen/dining area spans the width of the back of the property. Upstairs there are two bedrooms and a family bathroom. This is an Affordable Home, and prospective purchasers must register with Eden District Council and be qualified by them, before arranging a viewing or offering on these properties. There is a Cumbria-wide local occupancy restriction on this property.

## Winton - 4 Bedroom Detached House

The Winton has 1407 sq ft of modern living space across two floors, as well as an integral garage which can be accessed through a utility room. Downstairs there is a storage cupboard and cloakroom toilet, as well as a spacious lounge with a bay window to the front of the property. The kitchen/dining area connects to the utility room, all spanning the width of the back of the property. The back garden can be accessed through a door in the utility, or the bi-folding doors in the dining area. Upstairs the master bedroom features a bay window and an en-suite with a walk-in shower. There are three more bedrooms, a second storage cupboard and a main bathroom.

## Nateby - 3 Bedroom Semi Detached House

The Nateby has 974 sq ft of living space across two floors. Downstairs there is a spacious hallway, lounge to the front, a storage cupboard and cloakroom toilet, and the kitchen/dining area spans the width of the back of the property, featuring bi-fold doors to the garden. Upstairs there are three bedrooms, including a master with en-suite. There is a second storage cupboard and a main bathroom which includes white sanitary-ware, a vanity unit and a bath/shower area.



## Plots 1-4 EPC

## Plots 5&6 EPC

## Plots 7-16 EPC



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