



# PENNINE VIEW

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Calthwaite

A small collection of 3, 4 and 5-bed  
houses and bungalows.





# *Building* COMMUNITIES

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**Located on the edge of the village of Calthwaite, Pennine View is an exclusive collection of homes in the heart of the Eden valley.**

With an exceptional attention to detail, outstanding specification and stunning views of the picturesque Pennines this collection of 16 homes offers true living without compromise.

The development consists of five of our most popular house types, and a mix of three, four and five bedroom homes and bungalows - including four affordable homes - this small development is sure to feel like a community. Pennine View incorporates landscaping with a feature path running through the open green space towards the village, allowing safe and easy access to the amenities.

Each home will reflect the care and craftsmanship associated with every new Genesis Homes development and will carry a LABC 10-year warranty, so you can buy with confidence.







\*This image is for illustration purposes only.





*An exclusive collection of homes in the heart of the idyllic Cumbrian Countryside*







# Village LIFE

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Located within the Eden Valley and within a short drive of Penrith market town and Carlisle, these stunning new homes are extremely well placed to be part of the vibrant community. The development is within the catchment area of outstanding primary and secondary schools, including Calthwaite school, just a three minute walk away.

The village has a local pub that is only a 500m

walk from Pennine View and situated next door to the pretty, nineteenth-century Calthwaite Hall. A broader selection of amenities - including supermarkets, library, doctors surgery, post office and specialist shops can be accessed 7 miles away in Penrith, or 13 miles away in Carlisle.

There's much to explore in the surrounding area, too. The River Petteril, running through the east of the village, provides plenty of country

walks, while nearby Hutton In The Forest and Gardens offers more cultivated vistas and is an impressive location for seasonal events including the popular annual Potfest.

Calthwaite has excellent road and rail links to the Lake District and beyond, with just a 5 miles by car to Junction 41 of the M6.





**At Pennine View each property is finished to exacting standards with attention to detail being paramount throughout.**

Each house is an elegant and stylish blend of contemporary chic and country charm, filled with natural light and hosts a clean, contemporary palette.

Outside, the properties are enhanced by the beautiful use of anthracite coloured windows which blend with tones and textures of brick and render.



 *Stylish* LIVING

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## A HIGH SPECIFICATION AS STANDARD



**Each plot is individually designed to offer spacious and practical homes for the modern, busy family.**

Each home includes French doors opening onto the rear garden and patio space. The properties have A-rated appliances as standard, including energy efficient heating systems and high levels of insulation to keep energy consumption low.

Working with the sales team, you will have the opportunity to personally tailor many elements of your new home including kitchens, bathrooms and interior finishes to ensure you have a house you will be proud to call your home.

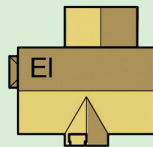




THE WHILLAN  
5-bedroom detached house  
*Double attached garage*



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



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



THE ESK  
3-bedroom detached bungalow  
*Integral single garage*



THE PETTERIL  
3-bedroom semi-detached house



# Our homes at PENNINE VIEW



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.





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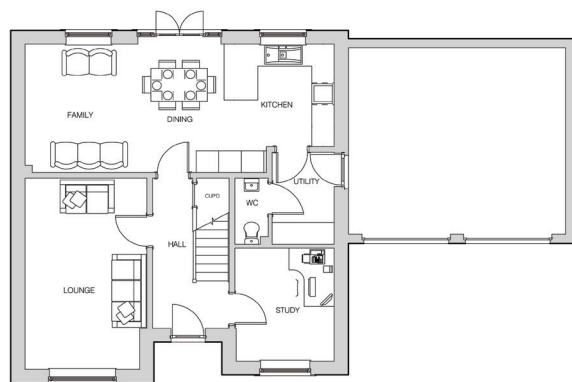
GENESIS  
HOMES

# The Whillan

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

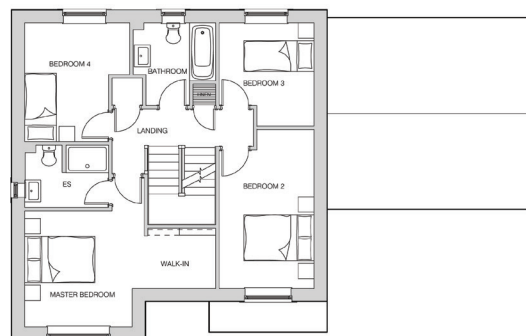
Approx. square footage 1851 sq ft

*A Genesis Home  
- it just works!*



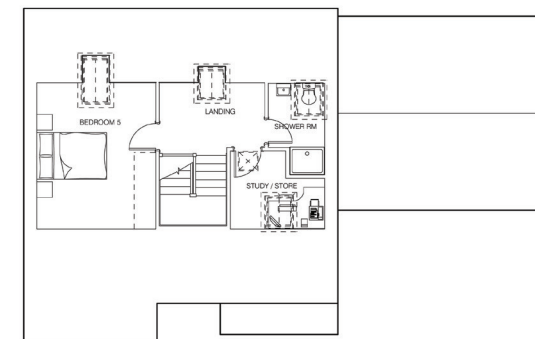
## GROUND FLOOR

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



## FIRST FLOOR

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



## SECOND FLOOR

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





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# The Eden

4-bedroom detached house  
with integral garage

Approx. square footage 1326 sq ft

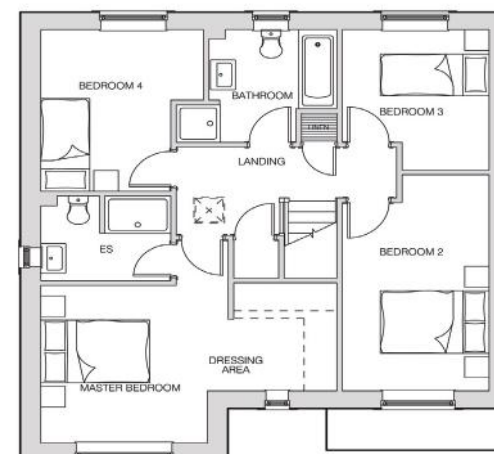
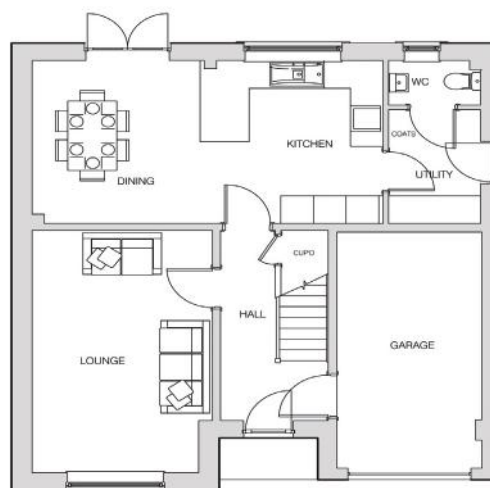
*A Genesis Home  
- it just works!*

## 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"]







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# The Ellen

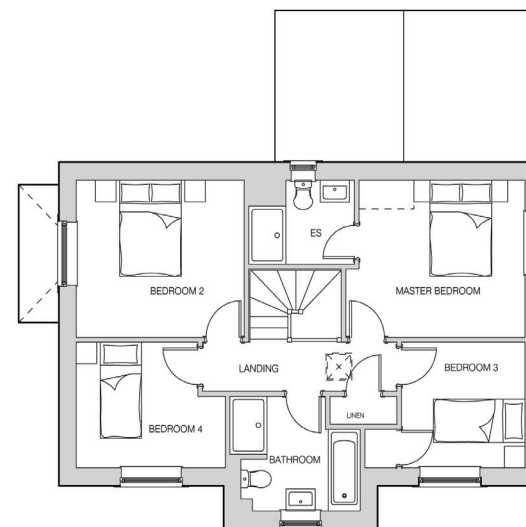
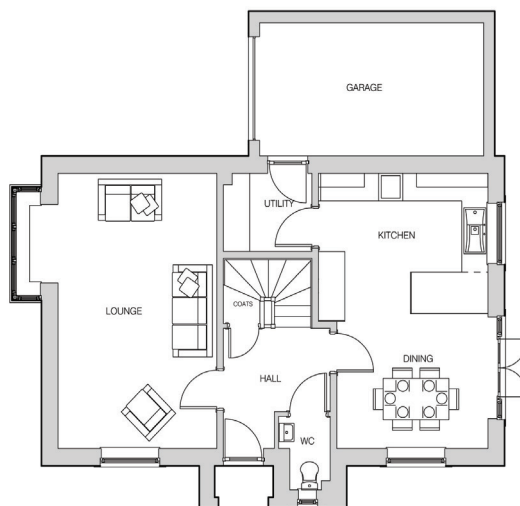
4-bedroom detached house  
with detached garage

Approx. square footage 1311 sq ft

*A Genesis Home  
- it just works!*

## 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" ]



## 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" ]





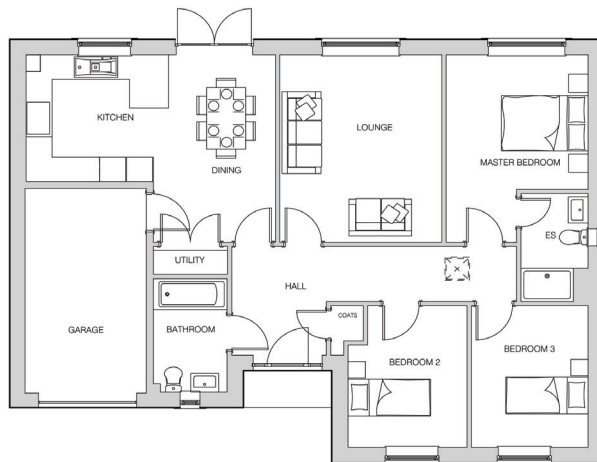
# The Esk

3-bedroom detached bungalow  
with integral garage

Approx. square footage 1,040sq ft



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- it just works!*



## FLOOR LAYOUT

Garage	2790 × 5000 [ 9'-2" × 16'-5"
Hall	6580 × 2660 [ 21'-7" × 8'-9"
Bathroom	1680 × 2740 [ 5'-6" × 9'-0"
Kitchen / dining	5740 × 4580 [ 18'-10" × 15'-0"
Lounge	3740 × 4580 [ 12'-3" × 15'-0"
Master bedroom	3280 × 4580 [ 10'-9" × 15'-0"
En-suite	1530 × 2610 [ 5'-0" × 8'-7"
Bedroom 2	2740 × 3460 [ 9'-0" × 11'-4"
Bedroom 3	2690 × 3460 [ 8'-10" × 11'-4"





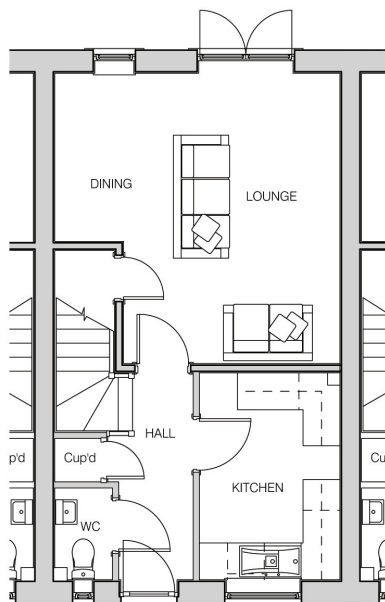
GENESIS  
HOMES

# The Petteril- WCH0

3-bedroom semi-detached house  
with driveway parking

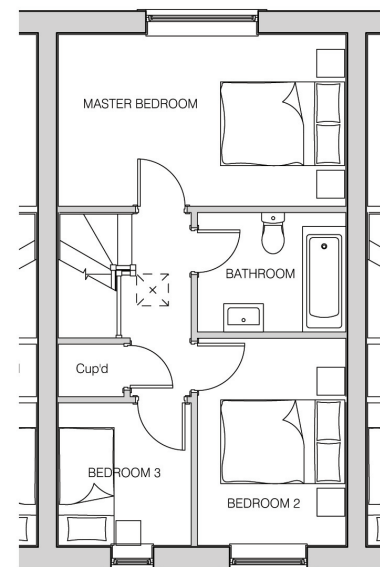
Approx. square footage 822sq ft

*A Genesis Home  
- it just works!*



## GROUND FLOOR

Hall	1210 × 3360 [ 3'-11" × 11'-0" ]
WC	940 × 1490 [ 3'-1" × 4'-10" ]
Lounge	4630 × 4720 [ 15'-2" × 15'-5" ]
Kitchen	2290 × 3360 [ 7'-6" × 11'-0" ]



## FIRST FLOOR

Landing	980 × 2970 [ 3'-3" × 9'-8" ]
Master Bedroom	3430 × 3000 [ 11'-3" × 9'-10" ]
Bedroom 2	2390 × 3340 [ 7'-10" × 10'-11" ]
Bedroom 3	2140 × 2290 [ 7'-0" × 7'-6" ]
Bathroom	2390 × 1690 [ 7'-10" × 5'-6" ]





PENNINE  
VIEW

*We are*  
**HERE**

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**Pennine View, Calthwaite, Cumbria, CA11 9QH**

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**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)





# PENNINE VIEW

Calthwaite

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& LEIGH**

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