

**JONES**  
**HOMES**

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# Helmdale

at Natland, Cumbria



# Exclusively Jones since 1959

Jones Homes has built an enviable reputation as one of the leading builders of character houses in sought-after locations. By embracing new products and techniques, we're able to offer quality homes with the latest styles, layouts and interior specifications.

But we go further than just building homes. At the heart of everything we do lies an unwavering commitment to exceptional customer care. From the moment you make a first enquiry to long after you move in, you can rely on our friendly team to deliver a high standard of service, choice and value.

We're also dedicated to protecting and improving your environment, which is why we pledge to continue refurbishing older buildings and developing landscaping schemes into the future.







Live the  
luxury lifestyle

Built with you in mind



## Luxury living is about having it all

If you dream about living in a beautiful new home, with a stylish and modern interior in a desirable location, it can all be yours at Helmdale in the village of Natland.

For those seeking a modern new home in a beautiful setting but still within easy access to local amenities, this small development of high specification 3, 4 and 5 bedroom homes could offer a perfect place to call home.

Built to traditionally high standards Helmdale is located off Sedgwick Road in the pretty village of Natland, near Kendal in Cumbria.

Approximately 2 miles south of Kendal and around 1 mile west of Oxenholme, the village radiates around a traditional village green with a selection of village amenities including a primary school. A broader range of facilities are close by in the market town of Kendal.





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# Perfecting every last detail

We have thought of everything so you don't have to.

From the convenience of bedside USB chargers and light switches to the contemporary oak finished internal doors, hand rails, newel posts and balusters to the stairs, Helmdale provides the quality finish you expect from a Jones Home.

At Helmdale you will find modern tonal kitchens with premium branded integrated appliances and solid quartz worktops fitted as standard. Bathrooms include sanitaryware by Vitra, low profile shower trays, Aqualisa showers and a choice of luxury tiling from Porcelanosa. All floor coverings are also included. See our Sales Advisor for plots applicable.

And it's not just the interior of your home we are committed to getting right. We've given care and attention to the streetscene and landscaping to ensure Helmdale is a place you would be proud to call home.



# The perfect location

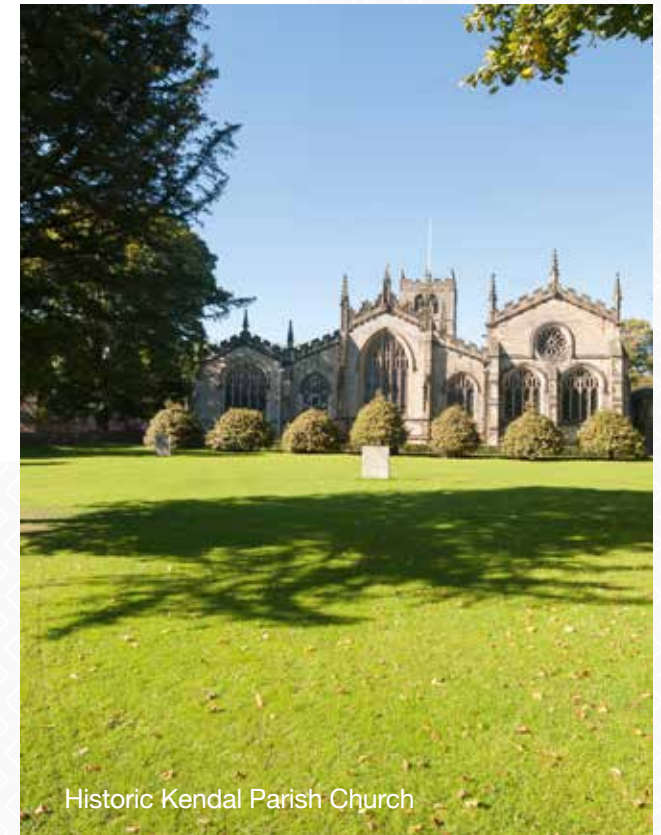
A quintessential Cumbrian village at the gateway to the Lake District. Providing a haven for those seeking an idyllic countryside setting but within easy access to all modern conveniences.



Oxenholme Lake District railway station



Countryside cycling



Historic Kendal Parish Church

Built with you in mind





Grasmere village and lake seen from the summit of Helm Crag

## A place to suit every lifestyle

A place to enjoy the comforts of modern living, with the great outdoors on your doorstep.

Enjoy waterside strolls along the banks of the river Kent or a more energetic ramble up the slopes of The Helm, where your efforts will be rewarded with views across Kendal and the Lakeland hills.

For both high street and artisan shopping, the historic market town of Kendal is home to a thriving retail sector, with shopping arcades that include the Westmorland Shopping Centre, Blackhall Yard Shopping arcade, the Elephant Yard, Wainwright's Yard and a farmers market on the last Friday of the month. The Town Centre has largely been pedestrianised and offers a safe connection point for all these shopping areas.

Natland benefits from excellent connectivity to public transport infrastructure. Oxenholme Lake District railway station is located approximately 1.5 miles to the North East offering direct services to London Euston, Edinburgh, Glasgow Central, Manchester Airport, and Birmingham Central.

Local bus services also provide access to Lancaster, Windermere, Penrith and Kendal. A bus stop is located 0.2 miles north of the development, which provides a service between Kendal and Carnforth.



Shopping in the historic market town of Kendal



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# Homes built with pride

With over 60 years' experience building individual houses in locations as desirable as Natland, you can trust Jones Homes to create your perfect new home.

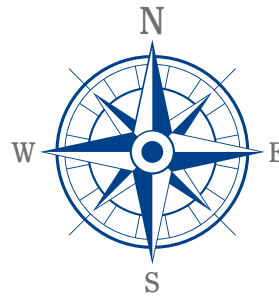
As one of the leading independently owned builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification. From the quality of our materials to the well-considered layouts, every new development is the best it can possibly be.

It's just one of the reasons we're consistently recognised in industry awards. But the real proof is the fact that so many families have chosen to stay and move up with us over the years.







# Site layout at Helmdale



-  **The Latchford**  
5 bedroom detached home
-  **The Bentley**  
4 bedroom detached home
-  **The Bayswater**  
4 bedroom detached home

-  **The Banbury**  
4 bedroom detached home
-  **The Keswick**  
3 bedroom detached/  
semi detached home



\*Plots 20-24 are affordable Birch 3 bedroom mews homes and plots 25-29 are affordable Handforth 2 bedroom mews homes.

These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.

# Specification

## General

	4 & 5 bed home	3 bed home
White double glazed PVCu windows with low 'E' glazing, with easy clean hinges	•	•
Smooth plastered ceiling throughout in white	•	•
Oak veneer doors with chrome furniture	•	•
White gloss architrave and skirting	•	•
Choice of 2 paint colours for internal walls	•	•
Aluminium double glazed bi-fold doors for garden access (Bentley only)	•	
White PVCu double glazed French doors from kitchen	•	•
Fitted wardrobes from our standard range in bedroom 1	•	
Carpeted flooring included as standard. Upgraded options available.	•	
TV point to living room, family room, study* and all bedrooms	•	
TV point to living room, bedroom 1 and 2		•
Telephone points (including Cat 6) to kitchen, hall cupboard, study* and bedroom 1	•	•
Decorative screwless polished chrome sockets and switches	•	•
Power point with USB in kitchen and bedroom 1	•	•
Oak handrail and newel post with lacquered finish and oak spindles	•	
Oak handrail with lacquered finish and white gloss painted spindles and newel post		•
Energy efficient condensing boiler positioned in the garage or utility	•	
Energy efficient combination boiler positioned in kitchen		•
Thermostatic controlled radiator valves*	•	•
Dual zone programmable heating controls	•	•
Energy saving insulation to wall cavity and roof space	•	•
Insulated coloured composite front door** with white internal face and polished chrome furniture	•	
Downlight/coach light to porch*	•	•
Battery powered Carbon Monoxide detector	•	•
Colour co-ordinating, fully automated sectional garage door**	•	•
Wired burglar alarm system	•	•
Mains powered smoke detectors	•	•
Polished chrome push doorbell to front door	•	•
NHBC 10 year buildmark cover	•	•
Power and light to garage*	•	

## Kitchen

	4 & 5 bed home	3 bed home
Choice of Symphony fitted kitchen with a choice of square edge laminate worktops, upstands and stainless steel splashback		•
Choice of Symphony fitted kitchen with a choice of quartz worktops and splash-back behind hob with matching upstands and kitchen window cill. Fully tiled floor.	•	
Reginox 1½ bowl stainless steel sink with single drainer	•	•
Fully integrated NEFF dishwasher, fridge freezer, double oven, gas hob and cooker hood. Check house type drawings for specific fridge freezer details	•	
Integrated Bosch fridge-freezer and dishwasher with stainless steel gas hob, single oven and cooker hood		•
Plumbing and power for washing machine	•	•
Tumble dryer space in utility*	•	
LED downlighters in white	•	•
LED light bar lighting to kitchen wall units	•	•
Under counter wine cabinet	•	

## Bathroom/En Suite

Modern white Vitra sanitaryware, with chrome fittings and Hansgrohe taps	•	•
Aqualisa Mian shower cubicle to bathroom and en suites*	•	
Aqualisa Mian shower over bath with bath screen where no cubicle is present		•
Illuminated bathroom cabinet and shaver point*	•	
Vanity unit with choice of work top to en suite basin***	•	
Mirror to recess behind basin to en suite with shaver point***	•	
Heated ladder style towel rail in white		•
Heated chrome ladder towel rail to bathroom and en suite*	•	
Hansgrohe polished chrome toilet roll holder	•	•
Full height tiles to all shower enclosures with feature tiling to the back wall Full height feature tiles to back of bath wall with bath return walls in plain tiles Remaining walls to be half tiled. Fully tiled floor.	•	
Full height tiles to all shower walls Full height feature tiles to back of bath wall with bath return walls in plain tiles Remaining walls to be half tiled		•
LED downlighters in white	•	•

## External

Turfed rear garden with paved patio and landscaped front garden	•	•
Elevational treatment and finish as individual plot drawings**	•	•
1800mm feather edged boundary fencing to rear garden	•	•
Block paved driveway	•	•
All plots wired to receive fibre optic broadband (Providers subscription required)	•	•
Electric car charging point	•	•

\*Where applicable \*\*As per street scene \*\*\*Banbury, Bentley and Bayswater only

Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. These details are prepared for the guidance of prospective purchasers and do not form part of any contract. Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary. Internal photography may show upgraded specification. Ask Sales Advisor for details.



at Helmdale

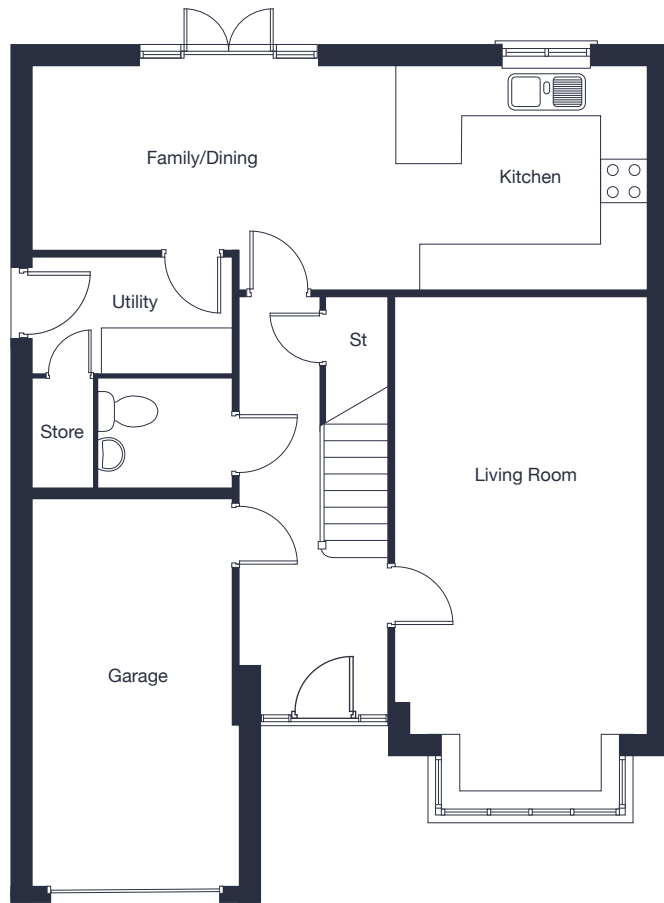
## The Banbury

4 bedroom  
detached home

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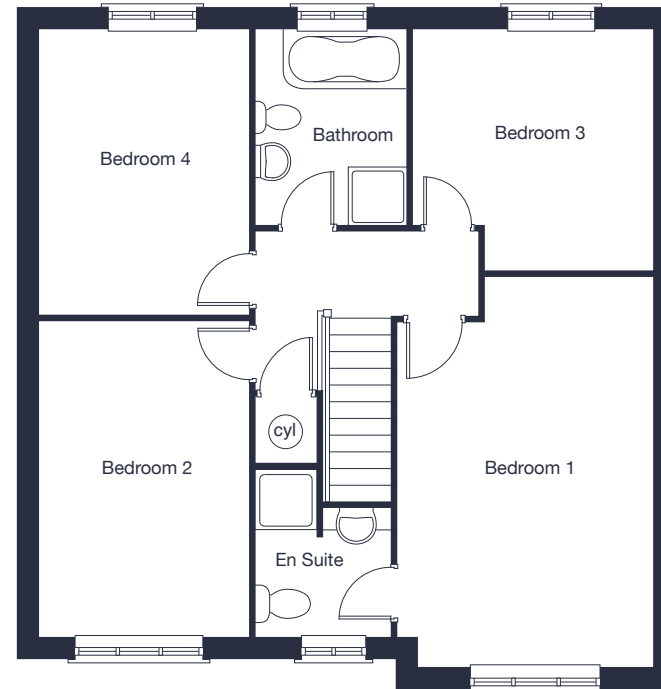
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### Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 2.94m	26'11" x 9'8"
Garage*	5.26m x 2.76m	17'3" x 9'1"



### First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.29m x 2.79m	14'1" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.65m x 2.70m	12'0" x 8'10"

\*Please refer to site plan for plot specific garage size.

These floor plans and images are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and elevational styles. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHY8730/March 2023.



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## The Bentley

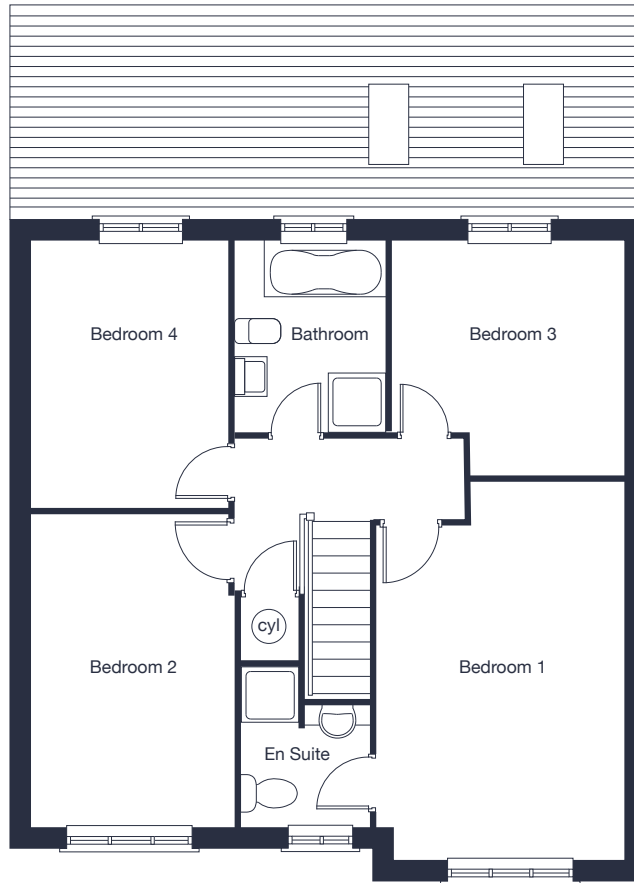
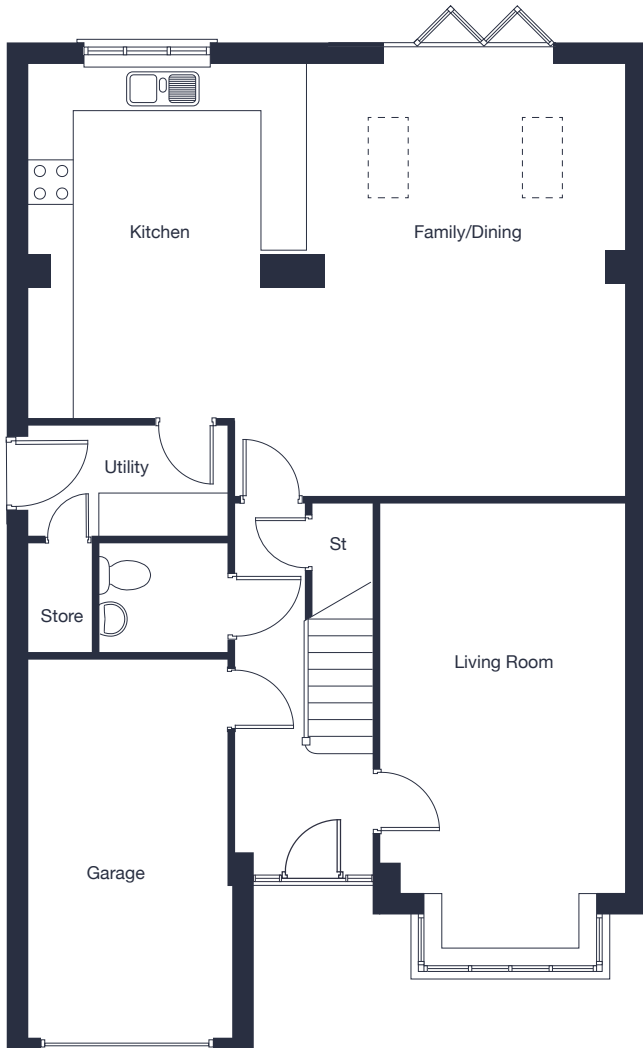
4 bedroom  
detached home

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### Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.20m x 5.94m	26'11" x 19'6"
Garage*	5.26m x 2.76m	17'3" x 9'1"

### First Floor

Bedroom 1	5.20m x 3.40m	17'1" x 11'2"
Bedroom 2	4.29m x 2.79m	14'1" x 9'2"
Bedroom 3	3.19m x 3.18m	10'6" x 10'5"
Bedroom 4	3.65m x 2.70m	12'0" x 8'7"

--- Skylights \*Please refer to site plan for plot specific garage size.

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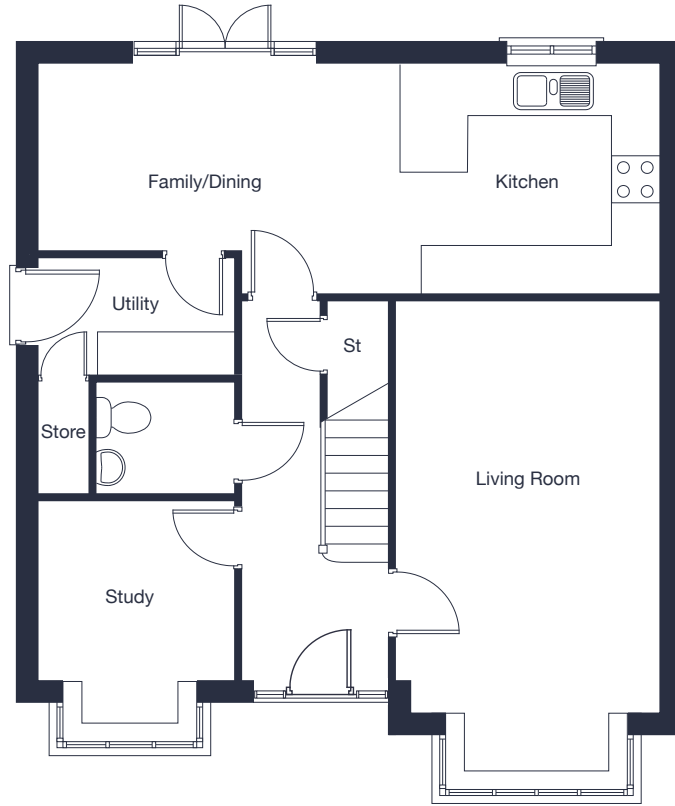
## The Bayswater

4 bedroom  
detached home

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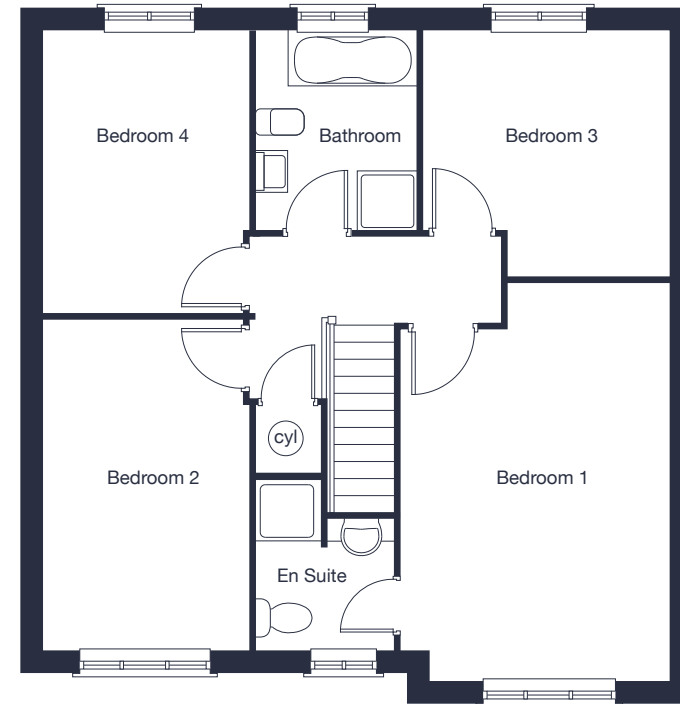
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### Ground Floor

Living Room	6.15m x 3.34m	20'2" x 10'11"
Kitchen/Family/Dining	8.05m x 2.38m	26'5" x 7'10"
Study	2.99m x 2.50m	9'10" x 8'3"



### First Floor

Bedroom 1	5.20m x 3.40m	17'2" x 11'2"
Bedroom 2	4.29m x 2.64m	14'1" x 8'8"
Bedroom 3	3.19m x 3.09m	10'6" x 10'2"
Bedroom 4	3.65m x 2.64m	12'0" x 8'8"

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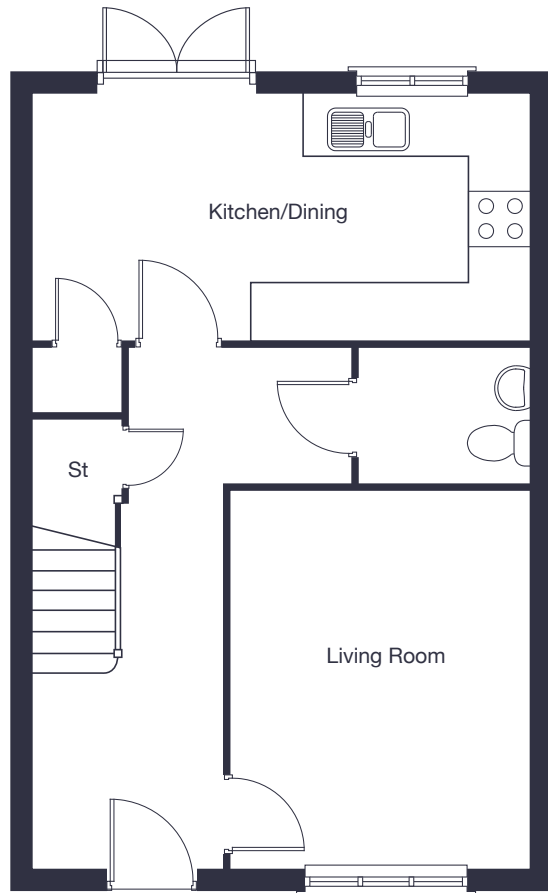
## The Keswick

3 bedroom  
detached home

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### Ground Floor

Kitchen/Dining	5.30m x 2.59m	17'5" x 8'6"
Living Room	4.04m x 3.22m	13'3" x 10'7"



### First Floor

Bedroom 1	3.79m x 3.02m	12'5" x 9'11"
Bedroom 2	4.46m x 2.65m	14'8" x 8'8"
Bedroom 3	3.40m x 2.56m	11'2" x 8'5"

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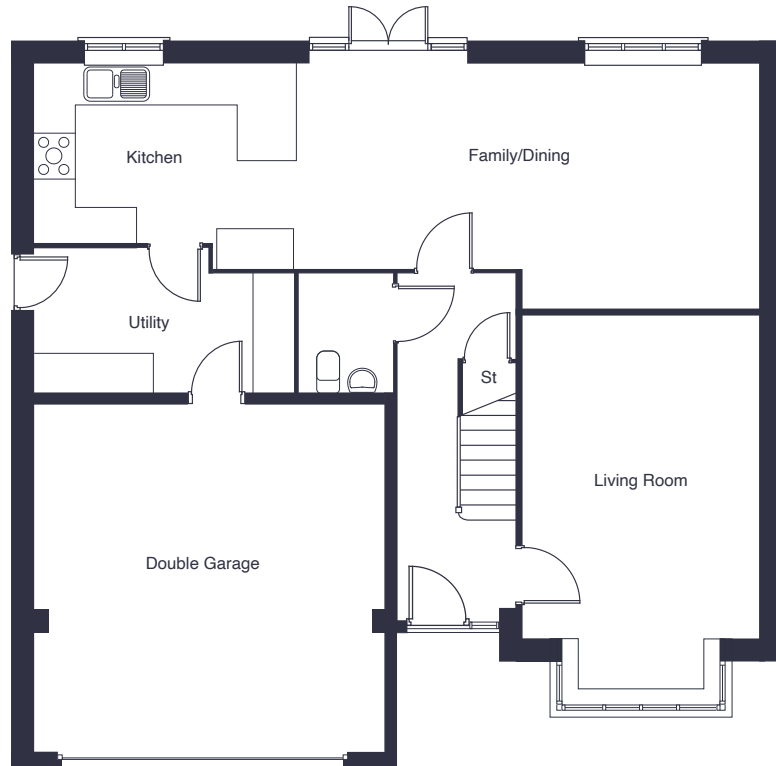
## The Latchford

5 bedroom  
detached home

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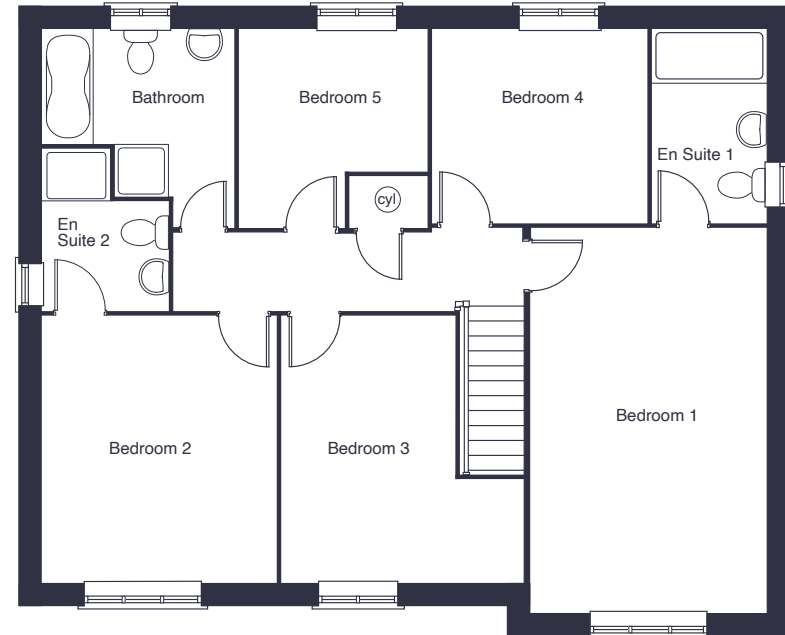
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### Ground Floor

Living Room	5.68m x 3.54m	18'8" x 11'7"
Kitchen/Family/Dining	11.11m x 3.74m	36'6" x 12'3"
Double Garage*	5.43m x 5.38m	17'10" x 17'8"



### First Floor

Bedroom 1	5.84m x 3.54m	19'2" x 11.7"
Bedroom 2	4.02m x 3.53m	13'2" x 11'7"
Bedroom 3	4.02m x 3.78m	13'2" x 12'5"
Bedroom 4	3.26m x 2.88m	10'8" x 9'6"
Bedroom 5	2.98m x 2.83m	9'10" x 9'3"

\*Please refer to site plan for plot specific garage size.

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Buying a Jones home  
is easier than you think

**CONSUMER  
CODE** FOR  
HOME BUILDERS

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

Built with you in mind



## It's time to take a closer look at Helmdale.

Just call 01539 897981 to book an appointment to view or visit [jones-homes.co.uk/helmdale](http://jones-homes.co.uk/helmdale) for more information.

Once you've decided which house is perfect for you, you're ready to buy your new home.

### 1 Reserve your new home

As soon as you complete a reservation form and pay the reservation fee, we will take your new home off the market. This secures your property for a fixed period of time.

### 2 Apply for a mortgage

An independent financial advisor can help you decide which mortgage is right for you. It is important to do this as soon as possible and we will be happy to assist with this.

### 3 Appoint a solicitor

Your solicitor will handle the legal side of your house purchase, managing everything from Local Authority searches, exchange of contracts and legal completion. Ask family and friends for a recommendation or speak to one of our Sales Advisors.

### 4 Personalise your new home

By choosing from a wide variety of kitchen units and wall tiles, together with a range of optional extras you may wish to purchase and incorporate (subject to build stage).

### 5 Exchange and complete

Your solicitor will advise you once all necessary searches and enquiries have been made and your contract is ready for your signature prior to exchange. When you exchange, you will pay the agreed deposit and then we're all legally bound to complete the sale. Following build completion you will be required, prior to legal completion of the transaction, to transfer the balance of the monies to us.

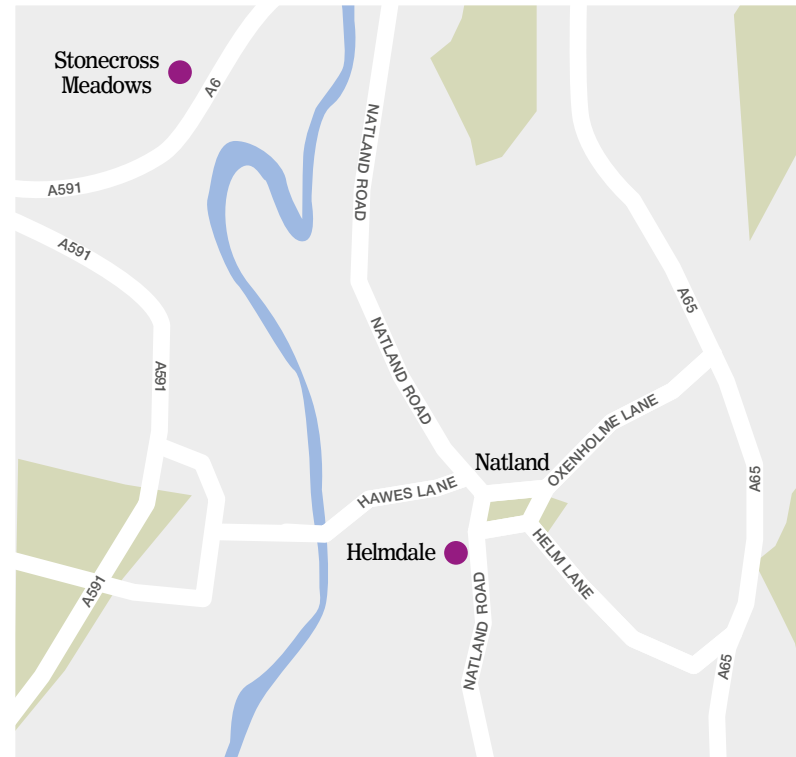
### 6 Move in

Following legal completion you can collect your keys from the Sales Advisor and Site Manager who will accompany you to your new home.

# How to find us...

## Helmdale

Sedgwick Road, Natland, Cumbria LA9 7FJ



## Helmdale

Sedgwick Road, Natland, Cumbria LA9 7FJ.

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[jones-homes.co.uk](http://jones-homes.co.uk)



Details correct at time of going to print. Images representative only.

Internal photography may show upgraded specification, ask the Sales Advisor for details.

JHL8824/April 2023.