



DAFFODIL HOMES

*Luxury lake
district living*

SILLFIELD HOWE



*‘My heart with pleasure fills,
and dances with the daffodils’*

WILLIAM WORDSWORTH

WELCOME TO SILLFIELD HOWE

Luxury country living, contemporary comfort and sustainable design in a beautiful rural location - Sillfield Howe is an exclusive development with heritage and charm, surrounded by nature.

SILLFIELD HOWE, GATEBECK, KENDAL, CUMBRIA LA8 0HZ



SILLFIELD HOWE | DAFFODIL HOMES 3

A REMARKABLE LANDSCAPE

Tucked away in the Cumbrian countryside, Sillfield Howe offers picturesque rural living with contemporary comfort and modern convenience.

Nine individually designed stone-built homes, beautifully converted from historic farm barns and dwellings – it's a development with heritage and charm, surrounded by nature.

A landscape of remarkable beauty on your doorstep. Sillfield Howe is situated in the Southern Lakeland District of Cumbria between the Lake District and Yorkshire Dales. Nearby Kirkby Lonsdale, only 6 miles away, has been voted one of the top places to live in the North West of England for the fourth year in a row. The town is famous for John Ruskin View and Devils Bridge. The river 'Lune' runs through the town providing a lovely circular walk for all.



*‘Always there will
be the lonely ridge,
the dancing beck,
the silent forest’*

ALFRED WAINWRIGHT

*'The loveliest spot that
man hath found'*

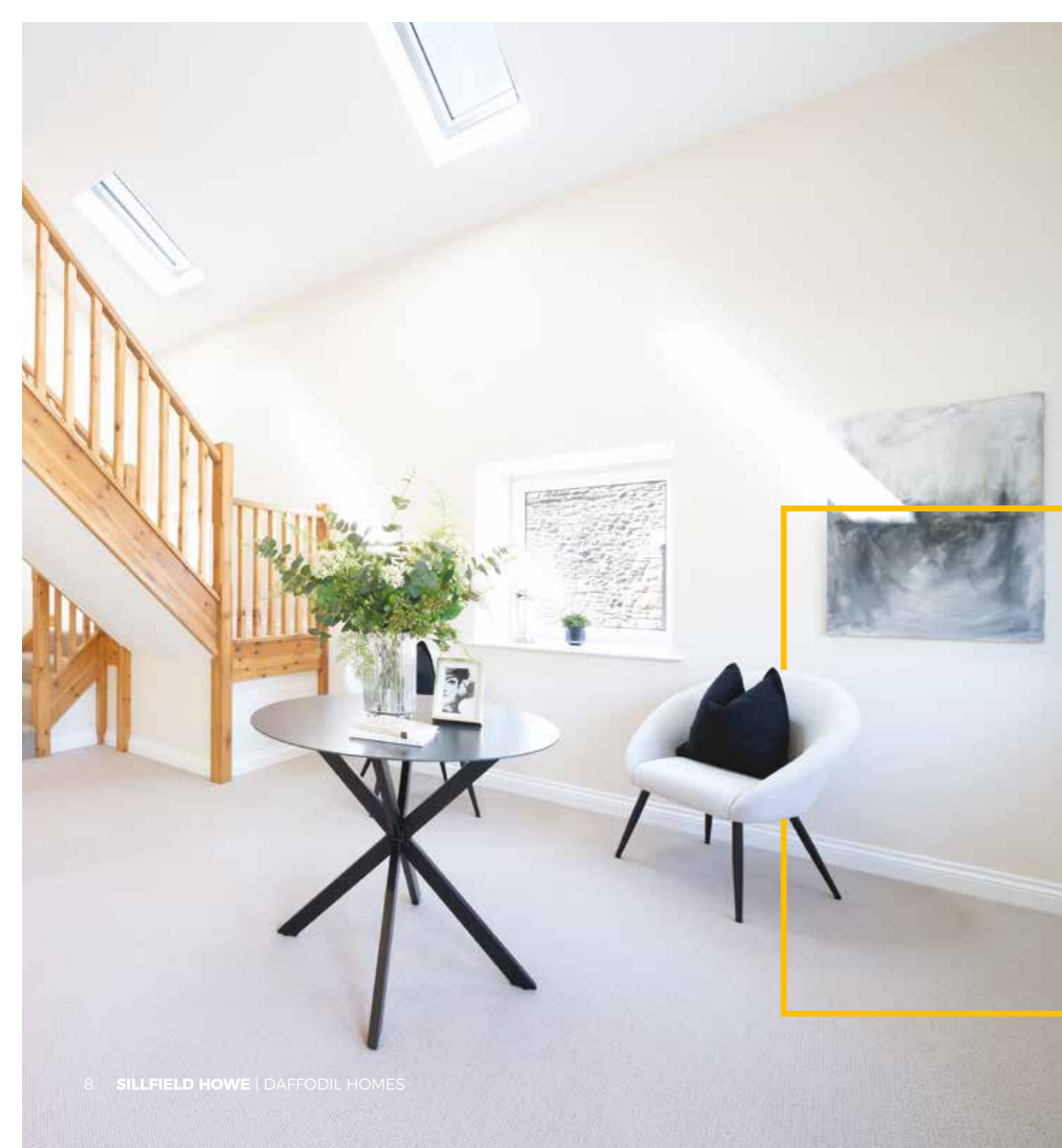
WILLIAM WORDSWORTH

A QUALITY DEVELOPMENT

Cosy country homes with a spacious feel throughout, ultimate care has gone into building beautiful dwellings that offer fantastic living space and high-spec fittings.

Light and bright with all mod-cons, and flexible storage space to suit a variety of lifestyles.





SUPERIOR STYLING

Whilst each of the nine homes at Sillfield Howe has been individually designed to a unique blueprint, they are united by their superlative specification. Homes that are specified above and beyond, protected by the Daffodil Homes 10-year warranty promise.

SPECIFICATION

INTERNAL HIGHLIGHTS

Lounge with log burner and/or fireplace
Master bedroom en-suite
Designated parking

KITCHEN

Designer Siematic kitchen
Spacious and sociable kitchen diner
Quartz worktops with polished edges
Neff appliances
Induction hob with extractor
Single oven
Microwave
Dishwasher
Fridge Freezer
Franke Ariane stainless steel sink with chrome mixer taps
LED spotlights under wall units

HEATING, LIGHTING AND ELECTRICAL

Under-floor heating throughout first floor
Outside lighting

BATHROOM AND EN-SUITES

Porcelanosa wall and floor tiles
Hansgrohe and Duravit fittings throughout
Heated towel rails
Illuminated demister mirrors
Wall hung W.C. with soft close seat
Master bedroom en-suite
Downstairs W.C.

EXTERNAL

Attractive slate and stone conversion
Outside lighting
Security alarm
Private designated parking
Countryside views
Each with landscaped gardens



ARTIST'S IMPRESSION OF FINISHED DEVELOPMENT

OLD DAIRY

Old Dairy is a beautifully presented four-bedroom home, former dairy, with a private garden and designated parking.

The property is light and bright with a welcoming spacious foyer area that opens via double doors into a country-style lounge with a cosy log burner. Old Dairy benefits from a sociable open-plan kitchen diner with all mod-cons and high-quality quartz worktops.

Offering three generous bedrooms, including a master room with luxury en-suite, a fourth bedroom perfect for guests or as a study space, plus a storage room, this property has ample space to entertain family and friends.

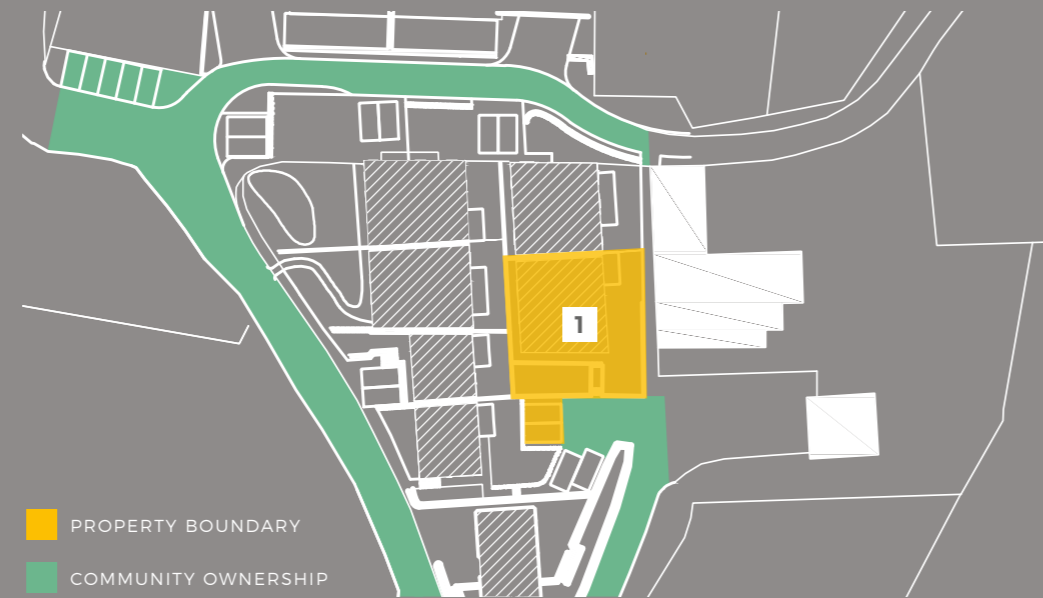
With a family bathroom that boasts a bath and separate shower area, plus a downstairs W.C., Old Dairy is a comfortable family home that has been built with convenience in mind and is perfect for county living - including taking care of those muddy boots after a hike around the local area.

The front of the property is approached via a peaceful and exclusive private access. The gardens are east facing, fully enclosed and landscaped, featuring lawn areas and traditional flag stone paving for ease of maintenance.

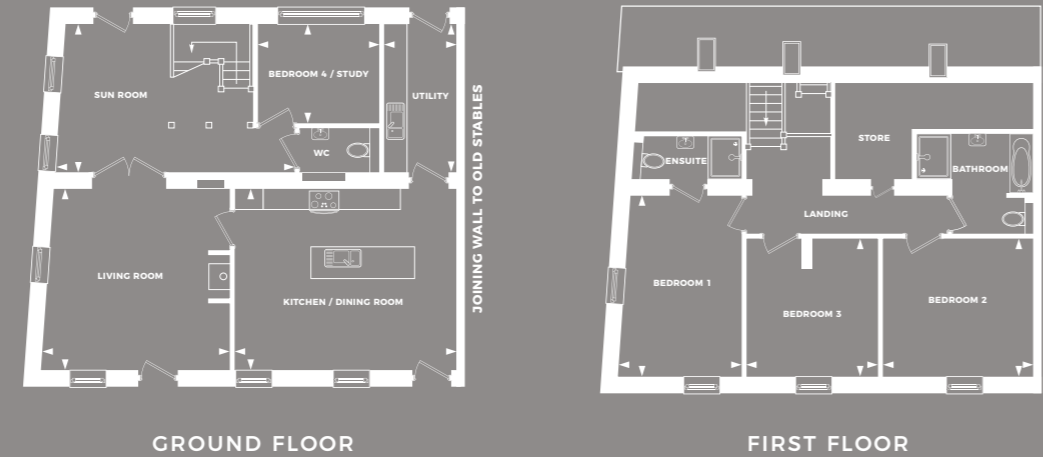
£525,000
BUILD COMPLETION - PHASE 2

LOCATION PLAN

Gross internal floor area: 2028 ft²



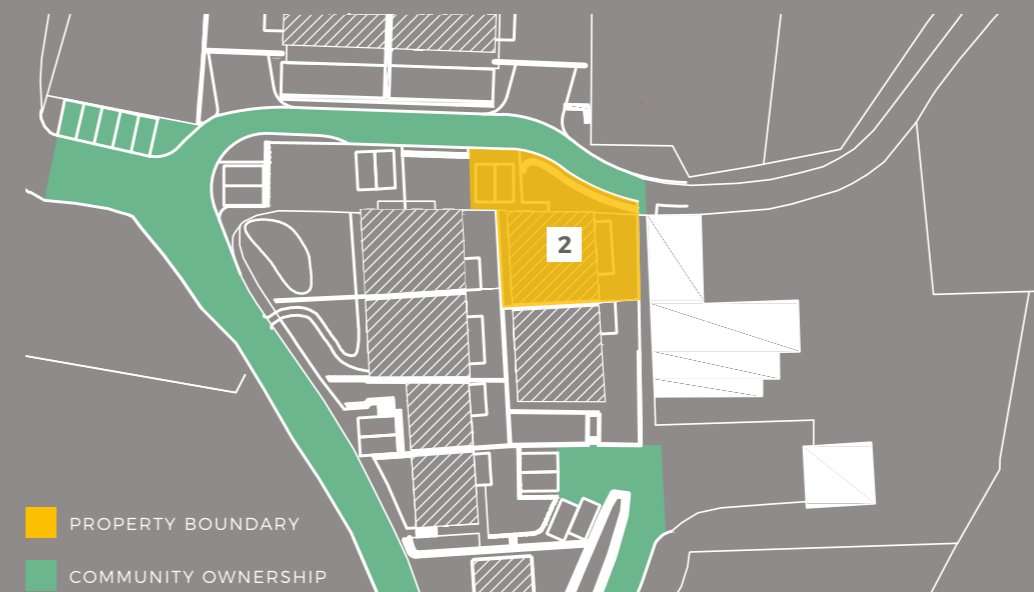
FLOORPLANS



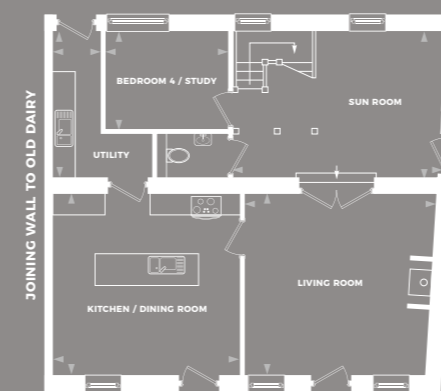


LOCATION PLAN

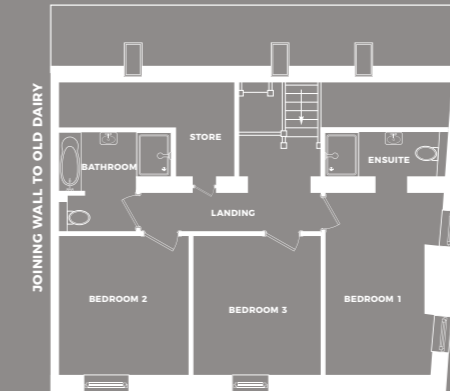
Gross internal floor area: 2168 ft²



FLOORPLANS



GROUND FLOOR



FIRST FLOOR

OLD STABLES

Once used as a working stable, this gorgeous conversion is now an ample four-bedroom home, with private garden and designated parking.

The property is light and bright with a welcoming spacious foyer area that opens via double doors into a country-style lounge with a cosy log burner. Old Stables benefits from a sociable open-plan kitchen diner with all mod-cons and high-quality quartz worktops.

Offering three generous bedrooms, including a master room with luxury en-suite, a fourth bedroom perfect for guests or as a study space, plus a storage room, this property has ample space to entertain family and friends.

With a family bathroom that boasts a bath and separate shower area, plus a downstairs W.C., Old Stables is a comfortable family home that has been built with convenience in mind and is perfect for country living – including taking care of those muddy boots after a hike around the local area.

The front of the property is approached via a peaceful and exclusive private access. The gardens are east facing, fully enclosed and landscaped, featuring lawn areas and traditional flag stone paving for ease of maintenance.

£525,000
BUILD COMPLETION – PHASE 1

OLD SHIPPON

Historically a cattle shed, Old Shippon is a spacious five-bedroom family home that has been built to make the most of country living.

Its welcoming, roomy entrance foyer leads via double doors into a well-presented lounge with a fireplace. A downstairs utility area makes daily life and dealing with the weekend's muddy boots all that more easy - with room for both a washing machine and drier.

This beautifully presented home boasts five bedrooms, including a master bedroom with a conveniently situated, luxury en-suite, finished to a high quality.

Old Shippon benefits from a sociable open-plan kitchen diner with all mod-cons and high-quality quartz worktops.

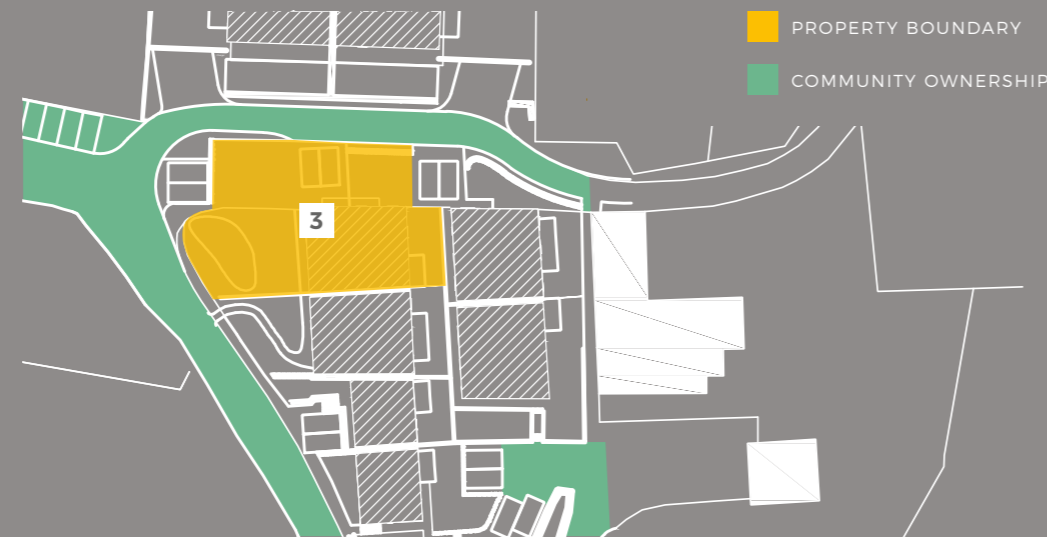
With a family bathroom that boasts a bath and separate shower area, plus a downstairs W.C., Old Shippon is a comfortable family home that has been built with practicality in mind and is perfect for hosting family and friends.

The front of the property is approached via a peaceful and exclusive private access. The gardens are west facing, fully enclosed and landscaped, featuring lawn areas with an attractive natural pond, and traditional flag stone paving for ease of maintenance.

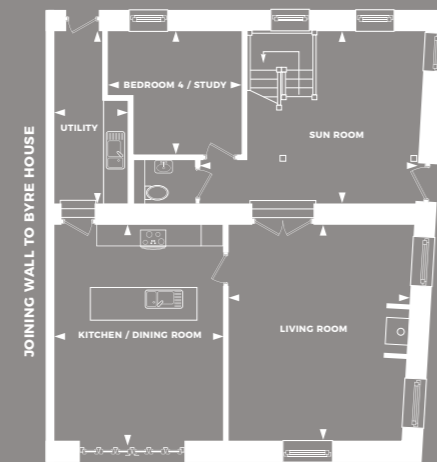
£575,000
BUILD COMPLETION - PHASE 1

LOCATION PLAN

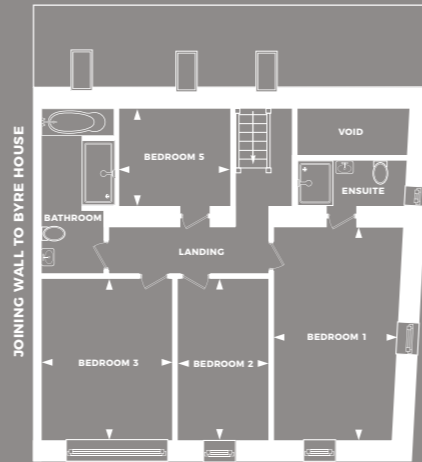
Gross internal floor area: 2082 ft²



FLOORPLANS



GROUND FLOOR



FIRST FLOOR





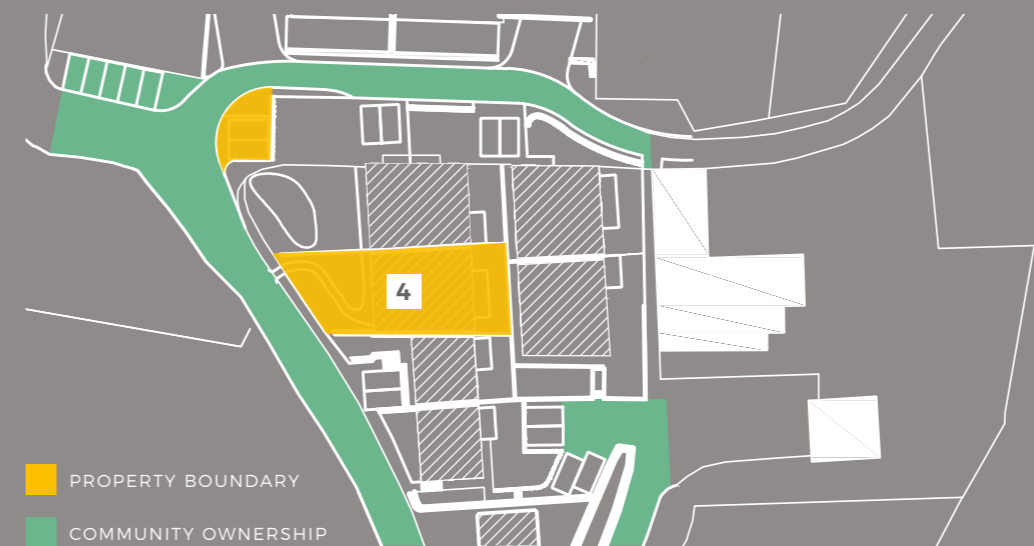
*'Lakes and mountains beneath
me gleamed misty and wide'*

SIR WALTER SCOTT



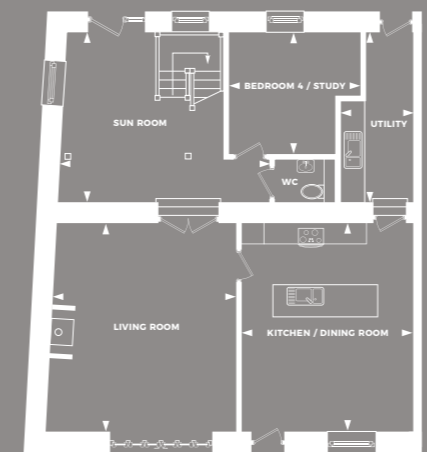
LOCATION PLAN

Gross internal floor area: 2109 ft²

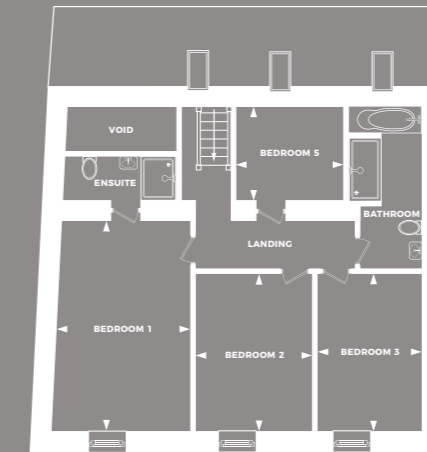


- PROPERTY BOUNDARY
- COMMUNITY OWNERSHIP

FLOORPLANS



GROUND FLOOR



FIRST FLOOR

BYRE HOUSE

A luxury barn conversion, Byre House is a beautiful five-bedroom family home that has been built to make the most of country living.

Its spacious entrance foyer leads via double doors into a well-presented, comfortable lounge area with a fireplace. A downstairs utility area makes daily life and dealing with the weekend's muddy boots all that more easy - with room for both a washing machine and drier.

This beautifully presented home boasts five bedrooms, including a master bedroom with a conveniently situated, luxury en-suite, finished to a high quality.

Byre House benefits from a sociable open-plan kitchen diner with all mod-cons and high-quality quartz worktops.

With a family bathroom that boasts a bath and separate shower area, plus a downstairs W.C., Byre House is a comfortable family home that has been built with practicality in mind and is perfect for hosting family and friends.

The property features dedicated parking spaces and exclusive private access. The gardens are west facing, fully enclosed and landscaped, featuring lawn areas with a striking water feature and flag stone paving for ease of maintenance.

£565,000
BUILD COMPLETION - PHASE 1

BARN OWL COTTAGE

A comfortable and cosy new 'barn style' home with a natural stone facade in the heart of the Cumbrian countryside, Barn Owl Cottage is the epitome of luxury Lake District living.

With three, good-sized bedrooms, including a gorgeous, high-quality master en-suite, and family bathroom, with a bath and separate shower area offering high-spec fittings, this home is great for hosting family and friends.

A sociable, open-plan kitchen diner, with all mod-cons and luxury quartz worktops, balances practicality and beauty with ease.

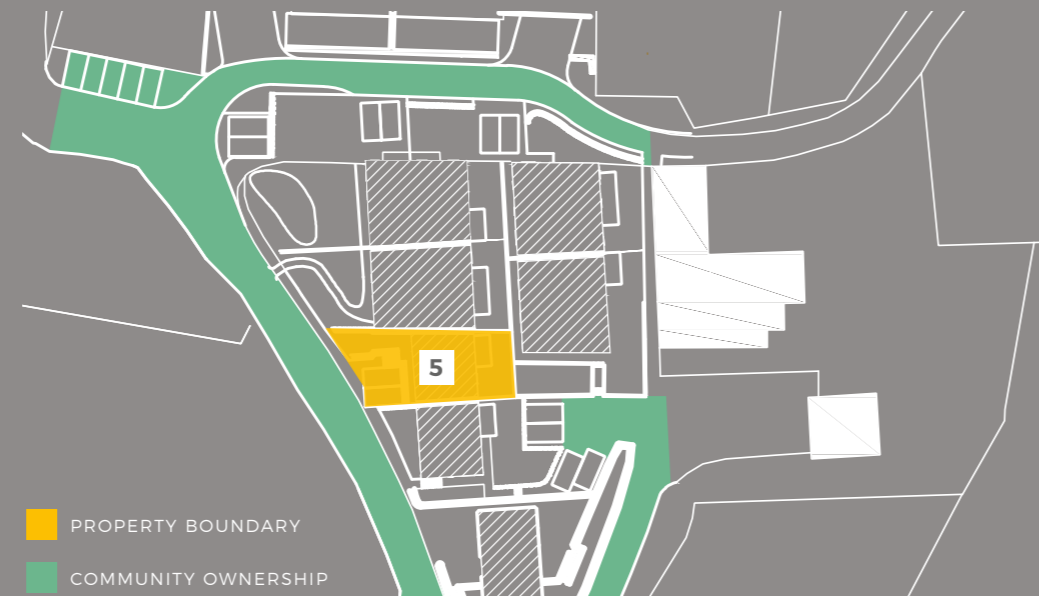
A relaxing lounge area, boasting a fireplace, opens onto a well-presented patio area via a glazed door. Barn Owl Cottage benefits from private parking for two cars, and an enclosed landscaped garden, perfect for entertaining and taking in the fresh, countryside air.

The front of the property is approached via a peaceful and exclusive private access. The gardens are east facing.

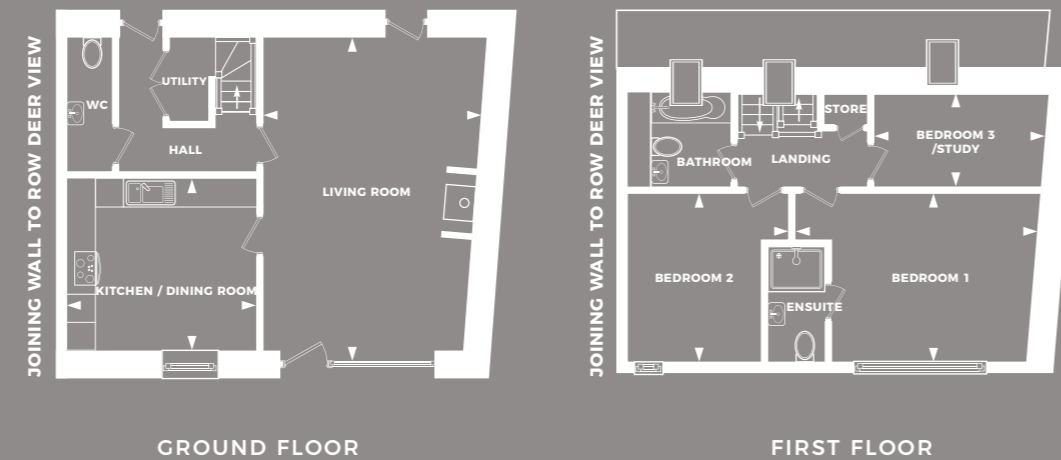
£425,000
BUILD COMPLETION - PHASE 2

LOCATION PLAN

Gross internal floor area: 1227 ft²



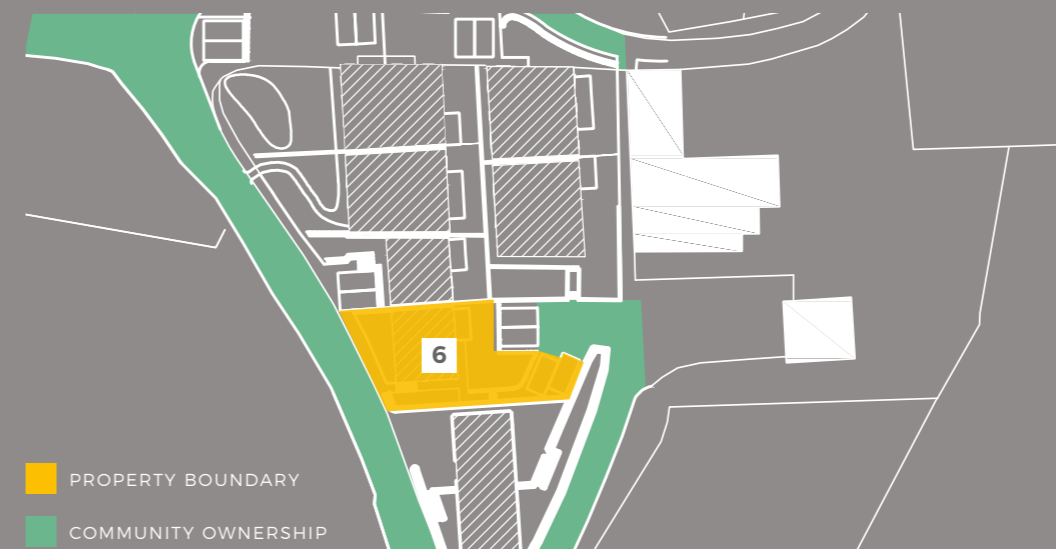
FLOORPLANS





LOCATION PLAN

Cross internal floor area: 1178 ft²



ROE DEER VIEW

A comfortable and cosy new 'barn style' home with a natural stone facade in the heart of the Cumbria, Roe Deer View is the perfect home for those looking to enjoy all that countryside has to offer.

With three, good-sized bedrooms, including a gorgeous, high-quality master en-suite, and family bathroom, with a bath and separate shower area offering high-spec fittings, this home is great for hosting family and friends. Plus, a downstairs W.C. adds some additional convenience to this relaxing home.

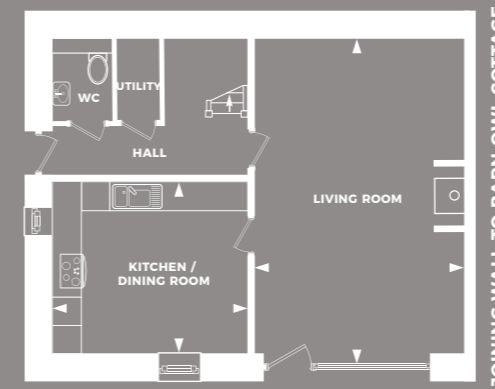
A sociable, open-plan kitchen diner, with all mod-cons and luxury quartz worktops, balances practicality and beauty with ease.

A relaxing lounge area, boasting a fireplace, opens onto a well-presented patio area via a glazed door. Roe Deer View benefits from private parking for two cars, and an enclosed landscaped garden which is easy to maintain.

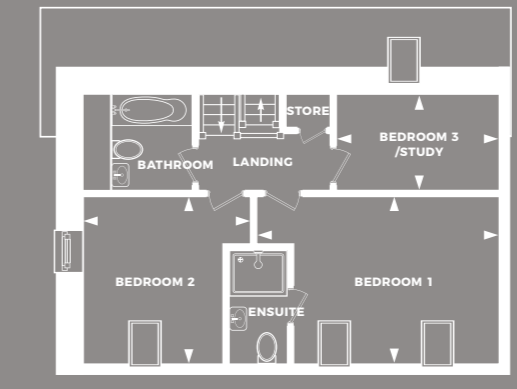
The front of the property is approached via a peaceful and exclusive private access. The gardens are east facing.

£399,000
BUILD COMPLETION - PHASE 2

FLOORPLANS



GROUND FLOOR



FIRST FLOOR

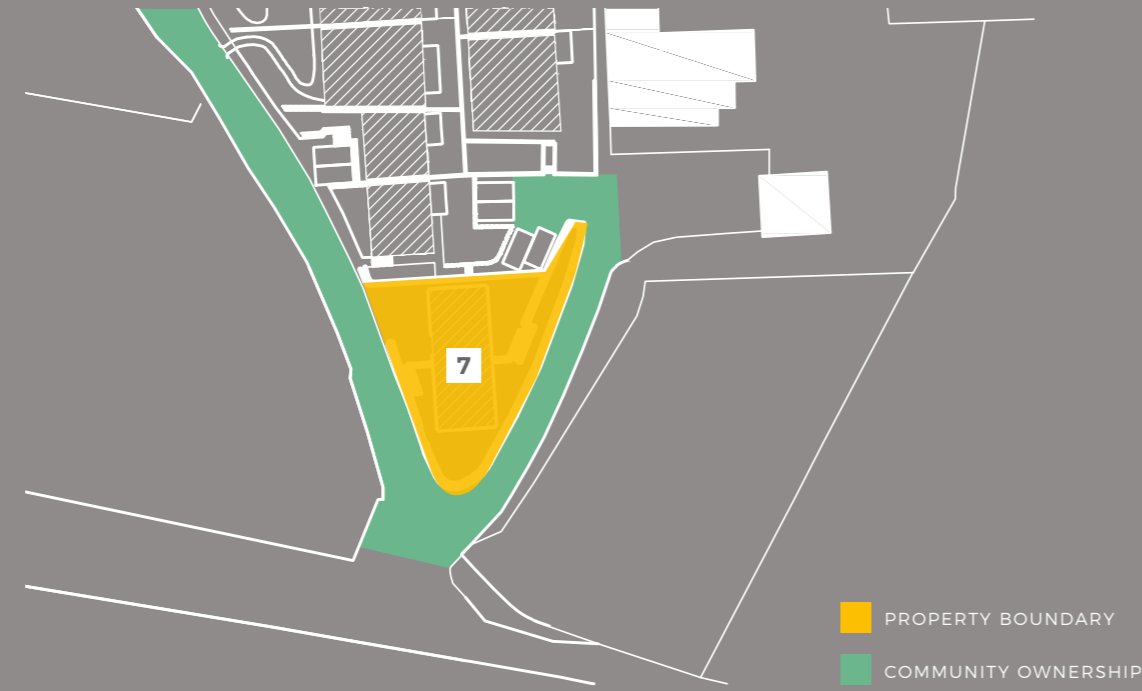
LATRIGG LODGE

A 5-bedroom, detached, 'barn style' home.

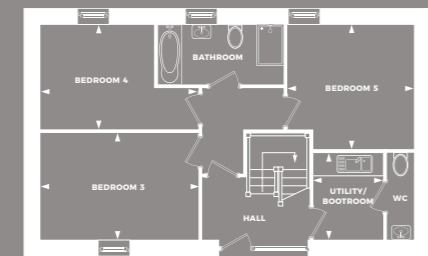
At the time this brochure was produced, this dwelling was still under determination by the local planning authority and therefore could be subject to change pending planning permission.

PRICE ON APPLICATION
BUILD COMPLETION - COMING SOON

LOCATION PLAN



FLOORPLANS



GROUND FLOOR



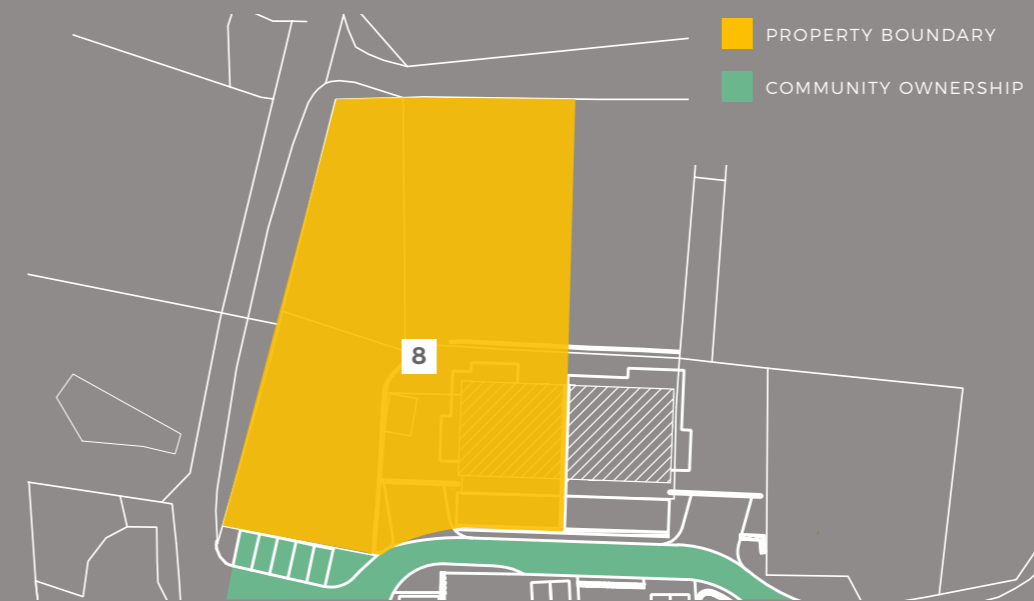
FIRST FLOOR



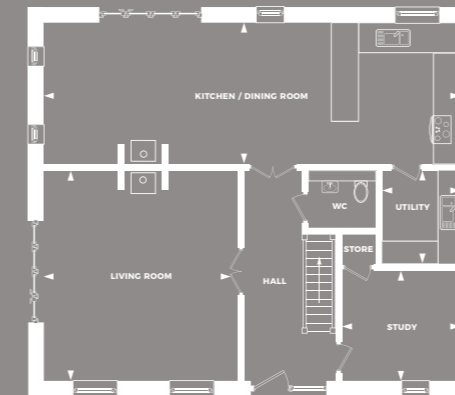


LOCATION PLAN

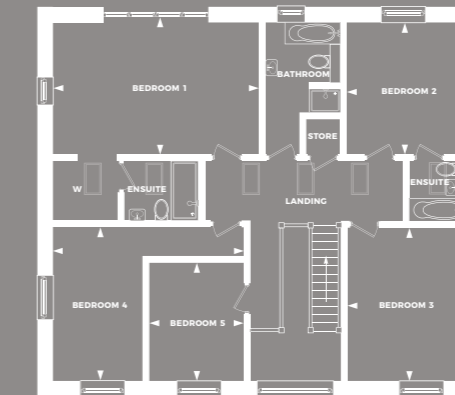
Gross internal floor area: 2695.5 ft²



FLOORPLANS



GROUND FLOOR



FIRST FLOOR

BOWFELL BARN

Bowfell Barn is a well-presented new 'barn style', five-bedroom property with a natural stone façade nestled in the heart of the Cumbrian countryside. It is a comfortable and spacious home with ample room for accommodating friends and family.

The ground floor boasts a good-sized, open-plan entertaining area; including a Siematic kitchen with all mod-cons, built in Neff appliances and quartz worktops. It flows seamlessly through the lounge, leading to the patio and out to a spacious enclosed garden; north facing to make the most of the evening sun.

There is a separate, generous living room with plenty of natural light, as well as utility room, study, and downstairs W.C., with underfloor heating throughout.

Upstairs is host to five, well-lit bedrooms of varying sizes, well-suited to a family. All have built in wardrobes and two are complete with luxury en-suite bathroom facilities. The beautifully designed family bathroom boasts a separate bath and walk-in shower.

Additional benefits to this semi-detached property include ample storage across both floors, private parking and a large landscaped garden.

PRICE ON APPLICATION
BUILD COMPLETION - PHASE 3

COCKLETT WOOD VIEW

Cocklett Wood View is a beautiful four-bedroom property offering a delightful mix of contemporary comfort and modern convenience surrounded by nature in the Sillfield Howe development.

The semi-detached 'barn style' property boasts a unique workshop and store with utility area, faithful to the origins of the building. Also on the ground floor is a spacious hallway complete with downstairs W.C., a well-lit living room and open-plan kitchen and dining room with all mod-cons.

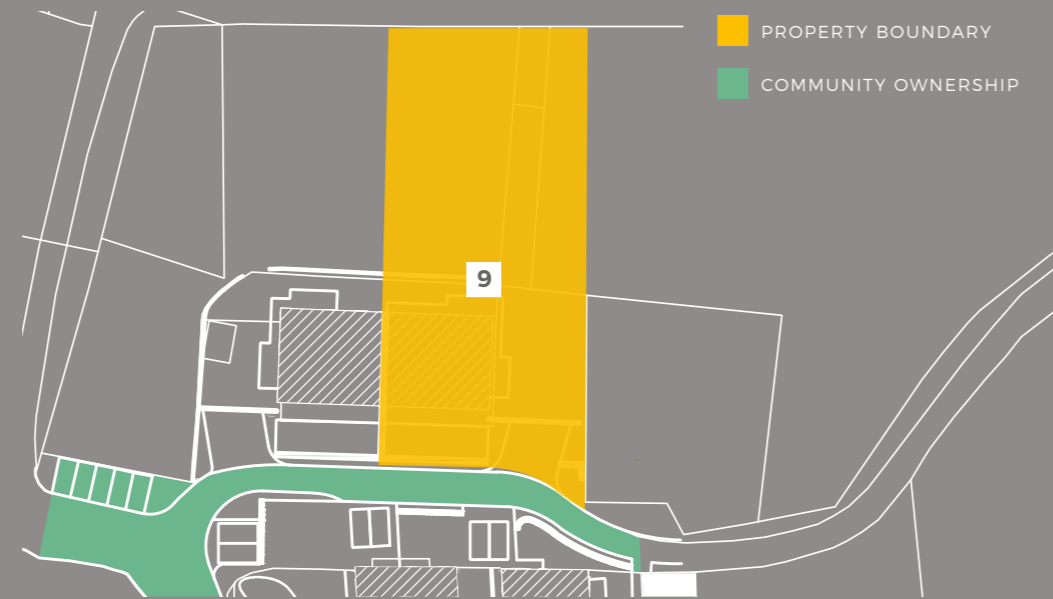
Upstairs the beautifully designed master bedroom has double aspect windows and an en-suite bathroom. The three additional bedrooms are well proportioned, and the family bathroom has a separate bath and walk-in shower.

A well contained, enclosed outdoor area to the rear of the plot completes this perfectly modernised property on the north edge of the nine-house development.

SOLD
BUILD COMPLETION - PHASE 3

LOCATION PLAN

Gross internal floor area: 2696 ft²



FLOORPLANS



6

MILES TO
KENDAL

9

MILES TO
ARNSIDE

18

MILES TO
MORECAMBE BAY

6

MILES TO
KIRKBY LONSDALE

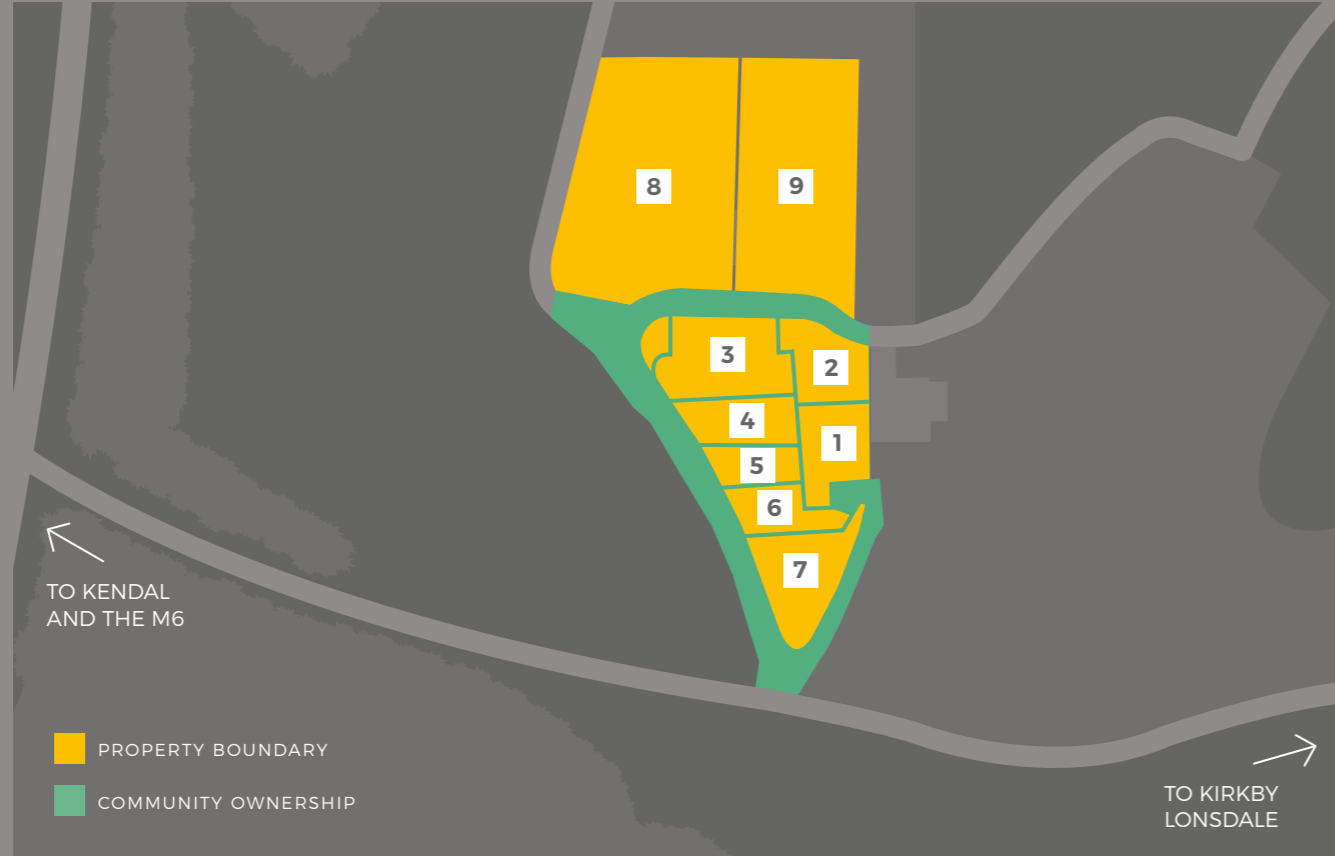
18

MILES TO
WINDERMERE

3.5

MILES TO
M6, JUNCTION 36

Between the charming market towns of Kendal and Kirkby Lonsdale, at the edge of England's largest national park and a World Heritage site, Sillfield Howe has good links to the M6.



- 1** OLD DAIRY
- 2** OLD STABLES
- 3** OLD SHIPPON
- 4** BYRE HOUSE
- 5** BARN OWL COTTAGE
- 6** ROE DEER VIEW
- 7** LATRIGG LODGE
- 8** BOWFELL BARN
- 9** COCKLETT WOOD VIEW (SOLD)

- PROPERTY BOUNDARY
- COMMUNITY OWNERSHIP

TOP TEN REASONS TO LOVE SILLFIELD HOWE

1 LOCATION

Sillfield Howe is an attractive luxury development in the heart of Cumbria. This exclusive development of nine individually styled, contemporary barn conversions, is surrounded by scenic countryside.

2 LUXURY LAKE DISTRICT LIVING

Excellent, high standard specification and sustainable building methods used to bring contemporary comfort and rural charm to life. Each property is finished to the highest quality.

3 THE JOY OF A NEW CONVERSION

Modern living space and facilities with countryside character – simply bring your furniture and start living the Lake District lifestyle.

4 LANDSCAPED GARDEN

A private garden space with patio area to entertain friends and family – with easy access to the kitchen which opens onto the outdoor area.

5 PRIVATE PARKING

A private, surfaced driveway.

6 IDYLIC COUNTRYSIDE

Nestled between the Lake District National Parks and the Yorkshire Dales, two of England's best-known Areas of Outstanding Natural Beauty (AONB), and with the Lune Valley, Forest of Bowland and Morecambe Bay on your doorstep, Sillfield Howe is part of a lyrical landscape brimming with wildlife and cultural heritage to explore. You are spoilt for choice when you head outdoors.

7 RURAL COMMUNITY

Located between the charming market towns of Kendal and Kirkby Lonsdale, you are a short trip from the hustle and bustle of characterful high streets – with plenty of things to see, do and experience.

8 WELL-CONNECTED YET REMOTE FEEL

With great links to the M6 and A65, plus within 10 mins of Oxenholme Station and other railway links on the West Coast line that go directly to London Euston, Edinburgh and Glasgow, Sillfield Howe is well-connected and an easy commute. Nearby airports are Leeds Bradford, Manchester, and Liverpool.

9 ON YOUR DOORSTEP

With its range of independent shops, restaurants and bars, it is the ideal base from which to explore the surrounding spectacular countryside. The charming market town of Kendal just 6 miles away known as the "Gateway to the Lakes" offers easy access to both the Lake District and the Yorkshire Dales National Parks. The town centre boasts not only well-regarded schools, a college, churches, medical centres, banks and supermarkets but also independent traders and specialist artisan providers, a twice weekly market, the renowned Brewery Arts Centre, a superb gallery at Abbott Hall, and a leisure centre that not only provides sports facilities but hosts concerts ranging from classical to popular.

10 THE DAFFODIL HOMES PROMISE

Enjoy your home, worry free, with our AHCI 10-year Buildmark warranty and insurance cover – our quality promise to you.





Off the beaten track, in the heart of Cumbria, our exclusive Sillfield Howe development offers nine barn conversions of distinction – contemporary yet characterful, within minutes of breath-taking, historic landscapes.

BOOK A VIEWING

CALL **015242 72111** OR VISIT **DAFFODIL-HOMES.COM**



DAFFODIL HOMES

**HACKNEY
& LEIGH**

SELLING AGENT

Hackney & Leigh Ltd

Market square

Kirkby Lonsdale

Cumbria LA6 2AN

CALL **015242 72111**

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