



Mandale
Homes

Together we build a home

The Mandale Homes logo consists of a white stylized flower or sunburst icon with eight petals. To the left of the icon, the word "Mandale" is written in a bold, serif font, with "Homes" in a smaller, sans-serif font directly beneath it. Below the main text is a tagline in a cursive script: "Together we build a home".



A recent development, Aubretia View, Horsforth



'Together we build a home'

IT'S SO MUCH MORE THAN JUST A STRAPLINE

To us at Mandale Homes, this encapsulates the culture and belief that it is only by working with our customers that we build more than just a house, we create your perfect home.

This commitment is why we have won eight coveted UK Property Awards that are judged on excellence in design, quality, service, innovation, originality and commitment to sustainability.

It is also why so many happy customers have come back to Mandale Homes when they have decided to move again. To us, there is no greater accolade.





An artists impression of the beautiful new homes at Eden Rise



WELCOME TO *Eden Rise*

Eden Rise is the ideal location to enjoy life in Kirkby Stephen.

The development is perfect for taking in the tranquillity the area has to offer whilst giving easy access to all the local amenities and surrounding countryside.

With a beautiful collection of 2, 3 & 4 bedroom homes on offer, Eden Rise gives you a wonderful choice whether you're searching for your first home or looking to move up to something more spacious.

Both the Lake District National Park and the Yorkshire Dales are close by, making this an idyllic location to discover everything that the region has to offer.

Eden Rise is a development you'll be delighted to call your home.



A range of 2, 3 & 4 bedroom homes available in a choice of elegant designs



Love where you live...

Kirkby Stephen is a location that offers it all. It is a thriving country town that borders the Lake District National Park and the Yorkshire Dales - these beautiful rural surroundings give plenty of choice for those who enjoy the great outdoors.

It serves as a popular base for tourists wanting to discover the walking tours in the Upper Eden Valley and is also on the route of the Coast to Coast walk.

Over the years Kirkby Stephen has won several awards from Britain in Bloom and was also voted the winner of 'English Village of the Year' and was Cumbria's first 'Walkers are Welcome' destination.

There are a host of amenities available for you including a great range of shops, restaurants, pubs and a thriving market which is held every Monday. Whilst the town is very peaceful, the options to travel are good with easy access to the A66 connecting the East and West of the region as well as the M6 motorway. Penrith and Kendal are the nearest larger towns and if you like jetting off to sunnier climates then Teesside International Airport is also accessible in under an hour.



Travel times...

Town Centre	3 minutes
Railway Station	5 minutes
Penrith	35 minutes
Kendal	38 minutes
Lake District National Park	40 minutes
Teesside International Airport	52 minutes



*All travel times are approximate and given as a guide only.

A place to discover...

There are lots of places to enjoy in the area including the spectacular scenery all around. Here are a few of our favourites:

- Stenkirth Park
- Eden Benchmarks
- Kirkby Stephen was the winner of 'English Village of the Year'
- The Poetry Path
- Pendragon Castle

Local amenities

Primary School:

Kirkby Stephen Primary School,
5 Nateby Road, CA17 4QE
Good Ofsted report

Secondary School:

Kirkby Stephen Grammar School,
Christian Head, Kirkby Stephen,
CA17 4HA
Good Ofsted report

Doctors:

Upper Eden Medical Practice, Silver
Street, Kirkby Stephen, CA17 4RB

Dentist:

Mirza KN MR, 25 Market Square,
Kirkby Stephen, Cumbria, CA17 4QT

Opticians:

Mike Addison Optician Ltd, 32-34
Market Street, Kirkby Stephen, CA17 4QW



The ruins of Pendragon Castle provide
a beautiful backdrop to the local area



*It's your home,
have it your way...*

All Mandale homes feature a high standard specification of the very best quality. We also appreciate that everyone is different, so you can also choose from an extensive range of upgrade options to personalise your home.



All of this and more is included in your home:

- A designed kitchen in a range of colours and styles
- Kitchen appliances including fan oven and gas hob
- A choice of floor coverings for your kitchen and bathroom
- Chrome heated towel rails in the bathroom and WC
- Chrome downlights
- Modern bathroom suites and vanity unit with Chrome mixer tap
- Double glazed windows
- Double glazed French doors to the rear



Our commitment to you...

YOU CAN REST ASSURED THAT YOU ARE MAKING
THE RIGHT CHOICE WITH MANDALE HOMES. HERE'S WHY:

It's personal

Buying with Mandale means our knowledgeable sales staff will help you every step of the way. We like the personal touch and are always on hand for you throughout the sales process and beyond.

Experience

Mandale have been in the building industry for over 35 years and our experience is not just in housebuilding. We have delivered schemes such as Hartlepool Marina, apartment complexes, retail outlets, office blocks and industrial estates; so our construction knowledge is second-to-none.

Attention to detail

Our homes are carefully considered at every stage of the construction process to ensure that they are the best they can be. We constantly aim to improve by analysing our designs and layouts, monitoring how our developments blend with the existing communities and insisting on using only the finest materials available.

Peace of mind

All of our homes are covered by a comprehensive two year warranty and a ten year structural warranty, so you can have the peace of mind that we are there for you if the need ever arises.

Save on your bills

Buying with Mandale can help save the planet and save you money. New homes are now so much more energy efficient that you could save an average £1,410 per year on energy bills for a new four bedroom home compared to an older Victorian equivalent according to the HBF.

You can relax

Moving house can sometimes be very stressful but the team at Mandale are here to help it all go smoothly. You can also relax knowing that your new home will be perfect, clean and ready for you to move in from day one. Buying new means no DIY, repairs or renovation – so sit back and enjoy it!



Together we build a home



For more information visit: mandalehomes.com

Sales: 07912 211842 Head Office: 01642 605514 Email: edenrise@mandale.com



Please note that every care has been taken to ensure the accuracy of the information contained in this brochure at time of printing. In accordance with the Property Misdescriptions Act 1991 the information provided is for guidance only. Our policy of constant improvement could result in changes to size, site layout, floor plans, elevations and specifications. Any floor plans or site plans are not displayed to scale. CGIs and photographs are for illustration purposes only. For exact plot specification, details of external and internal finishes, dimensions, site plan and floor plan differences please consult your sales advisor.

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