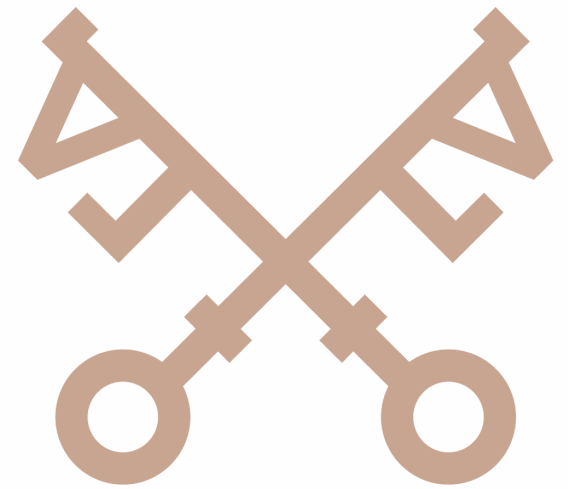




Shire House, Greystoke

 **lunevalley**
ESTATES.

SHIRE HOUSE, GREYSTOKE



An Exceptional New Home In One Of Cumbria's Most Desirable Villages. Built by award-winning developer JIW Properties, Shire House combines stunning natural stone architecture with luxurious contemporary interiors, including a bespoke Atlantis Kitchen, four generous bedrooms and cutting-edge energy-efficient technology. Nestled in the heart of Greystoke, close to Ullswater and the Lake District, this is countryside living at its finest.

Nestled within the heart of the highly sought-after village of Greystoke, Shire House is an exceptional newly constructed country residence that effortlessly combines timeless Cumbrian character with cutting-edge contemporary luxury. Created by the award-winning local developer JIW Properties, renowned for their meticulous attention to detail and uncompromising quality, this outstanding home offers a rare opportunity to acquire a bespoke family residence in one of the Eden Valley's most desirable village settings. Constructed in beautiful natural stone beneath traditional slate roofs, Shire House has been thoughtfully designed to complement its surroundings whilst delivering the style, comfort and energy efficiency demanded by modern living. From the moment of arrival, the property exudes quality, with its handsome stone elevations, elegant architectural detailing and welcoming entrance setting the tone for what lies beyond.



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Property Type:

*Detached
New-Build*

Square Footage:
2368 sqft

Council Tax Band:

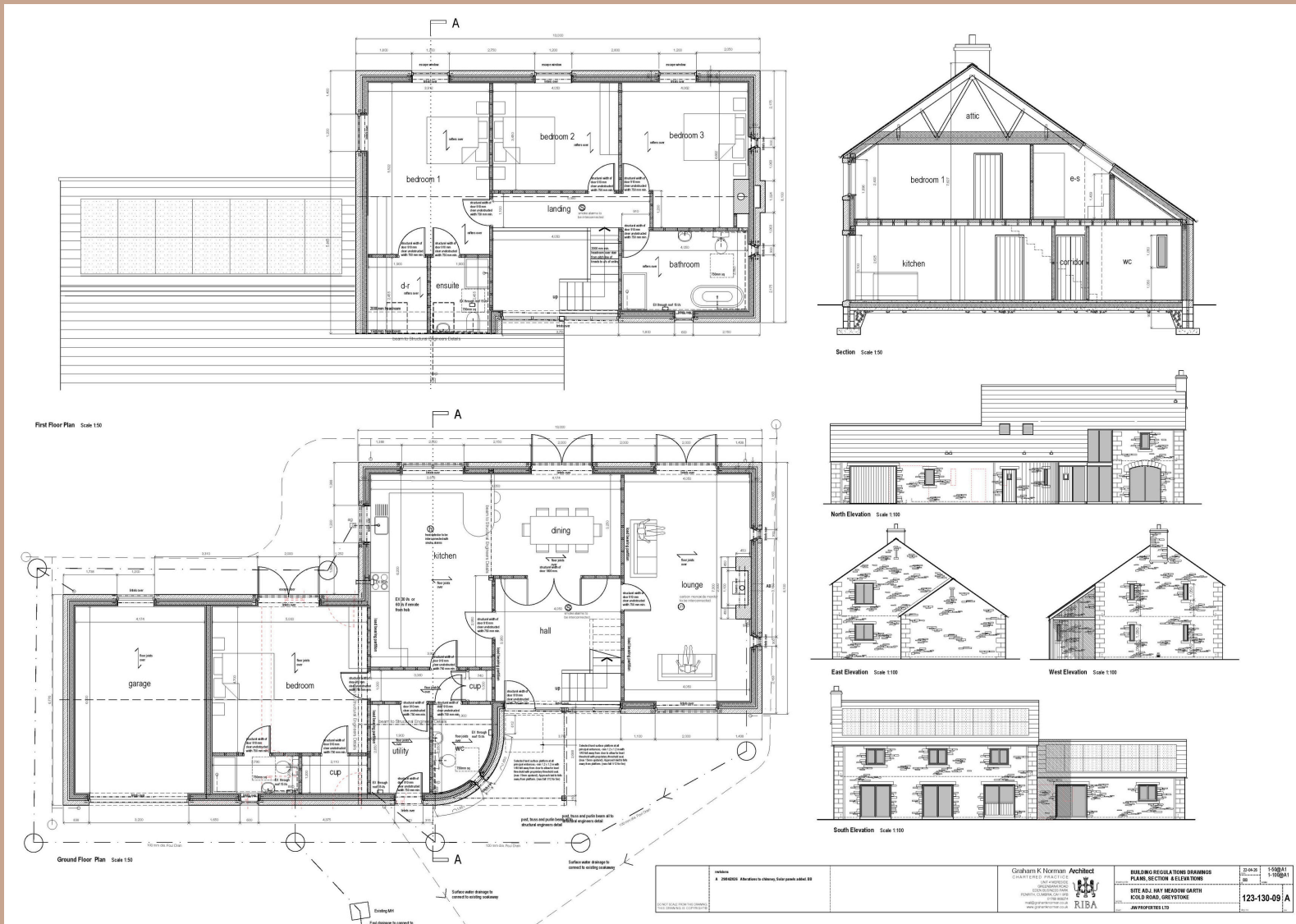
TBC

EPC Rating:

A-Predicted

Tenure

Freehold





Why Greystoke?

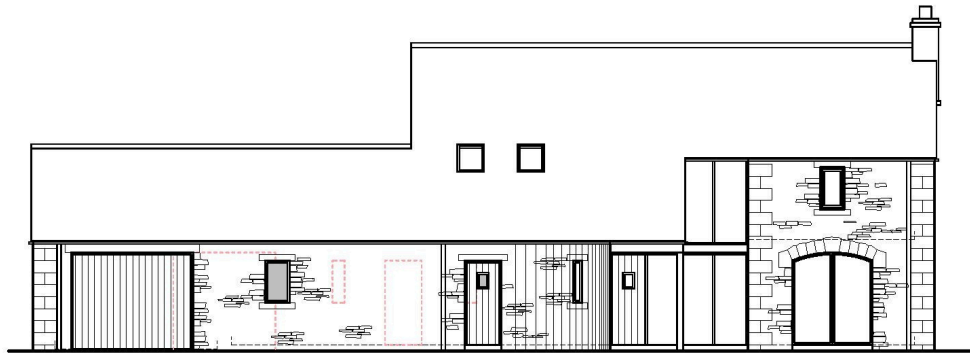
GREYSTOKE IS WIDELY REGARDED AS ONE OF THE EDEN VALLEY'S MOST DESIRABLE VILLAGES, OFFERING A RARE BLEND OF PICTURE-POSTCARD COUNTRYSIDE, A STRONG COMMUNITY SPIRIT AND EXCELLENT ACCESSIBILITY. SURROUNDED BY ROLLING FARMLAND AND OPEN COUNTRYSIDE ON THE NORTH-EASTERN FRINGE OF THE LAKE DISTRICT NATIONAL PARK, THE VILLAGE ENJOYS AN ENVIABLE SETTING THAT FEELS WONDERFULLY RURAL, YET REMAINS REMARKABLY CONVENIENT FOR MODERN LIFE.

FOR FAMILIES, GREYSTOKE IS PARTICULARLY APPEALING. THE VILLAGE OFFERS AN EXCELLENT PRIMARY SCHOOL AND EASY ACCESS TO A RANGE OF HIGHLY REGARDED SECONDARY SCHOOLS IN NEARBY PENRITH. CHILDREN BENEFIT FROM GROWING UP IN A SAFE AND WELCOMING ENVIRONMENT, SURROUNDED BY OPEN COUNTRYSIDE, WOODLAND WALKS AND OUTDOOR PURSUITS ON THE DOORSTEP.

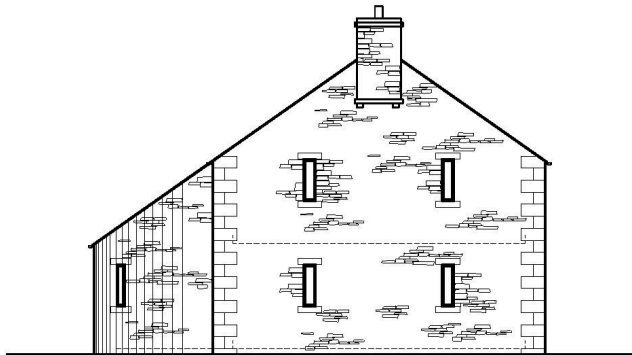
THE LOCATION IS ALSO IDEAL FOR THOSE SEEKING A BALANCE BETWEEN WORK AND LIFESTYLE. PENRITH IS JUST A SHORT DRIVE AWAY, PROVIDING SUPERMARKETS, INDEPENDENT SHOPS, RESTAURANTS, LEISURE FACILITIES AND A MAINLINE RAILWAY STATION WITH DIRECT SERVICES TO MANCHESTER, GLASGOW AND LONDON. THE M6 IS ALSO EASILY ACCESSIBLE, MAKING COMMUTING STRAIGHTFORWARD WHILE ALLOWING RESIDENTS TO RETURN HOME TO THE PEACE AND TRANQUILLITY OF VILLAGE LIFE.

Shire House, Greystoke

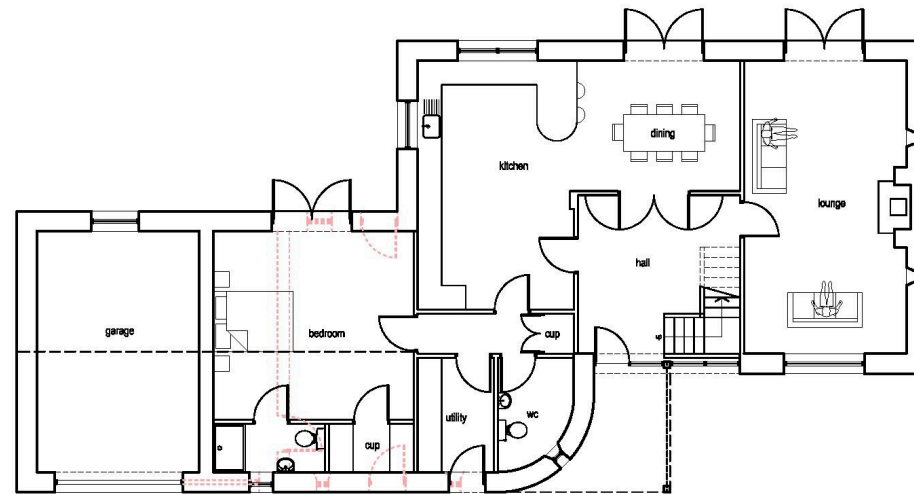




North Elevation Scale 1:100



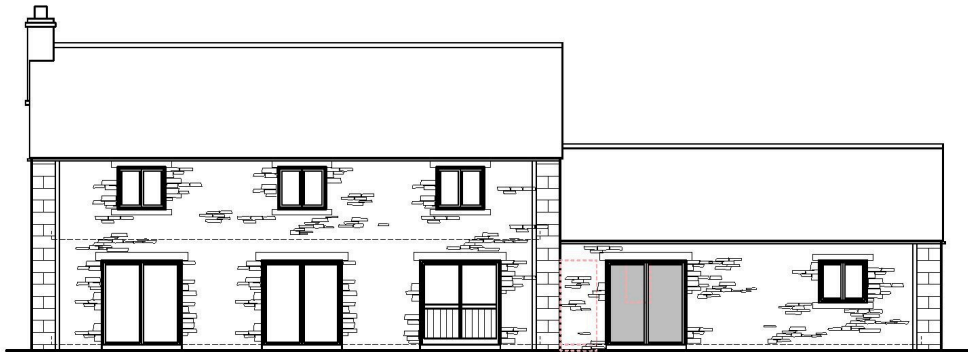
West Elevation Scale 1:100



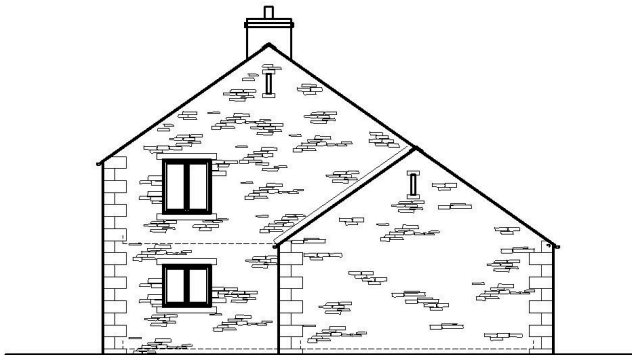
Ground Floor Plan Scale 1:100

DO NOT SCALE FROM THIS DRAWING. THIS DRAWING IS COPYRIGHT ©	revisions A 16-02-26 Alterations to enable window & surround removed. BB	Graham K Norman Architect CHARTERED PRACTICE UNIT 4 MERESIDE GREENBANK ROAD EDEN BUSINESS PARK PENRITH, CUMBRIA, CA11 9FB 01766 868274 mail@grahamnorman.co.uk www.grahamnorman.co.uk	AS PROPOSED GROUND FLOOR PLAN & ELEVATIONS	12-02-26 date	1-100@A3 scale
	drawing title		SITE ADJ. HAY MEADOW GARTH ICOLD ROAD, GREYSTOKE	BB	123-130-07 A fig. no.
client		JW PROPERTIES LTD		RIBA	

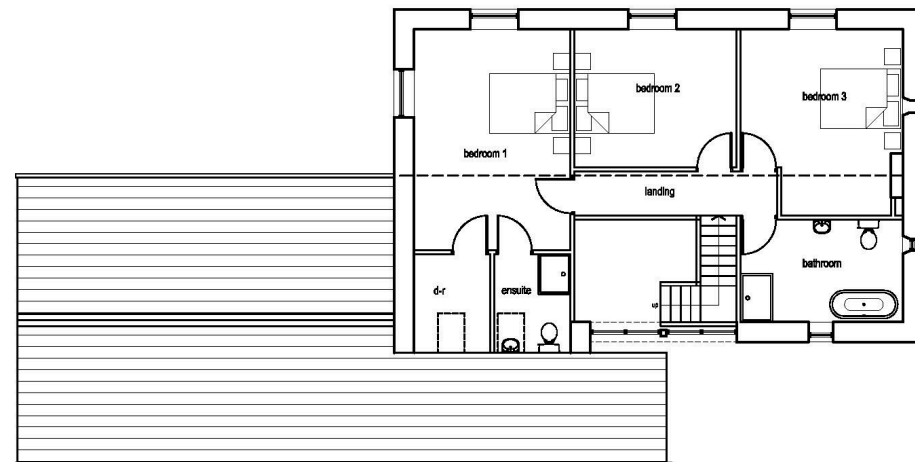




South Elevation Scale 1:100



East Elevation Scale 1:100



First Floor Plan Scale 1:100

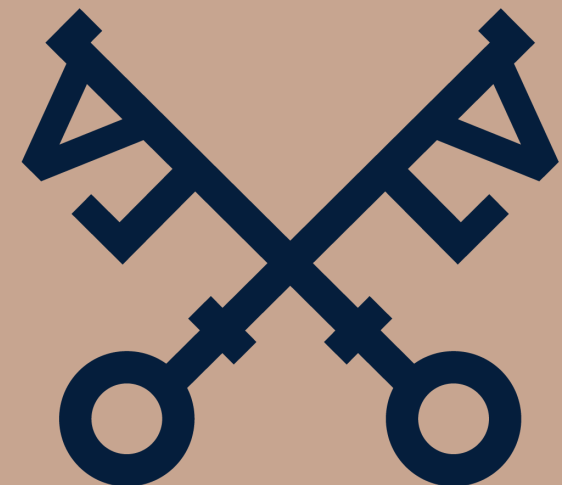
DO NOT SCALE FROM THIS DRAWING THIS DRAWING IS COPYRIGHT ©	revisions	Graham K Norman Architect CHARTERED PRACTICE UNIT 4 MERESIDE GREENBANK ROAD EDEN BUSINESS PARK PENRITH, CUMBRIA, CA11 9FB 01768 882274 mail@grahamknorman.co.uk www.grahamknorman.co.uk	AS PROPOSED FIRST FLOOR PLAN & ELEVATIONS	12-02-26	1-100@A3
	A 18-02-25 Alterations to ensuite window & Sunroom removed, BB		drawing title	BB	scale
			SITE ADJ. HAY MEADOW GARTH ICOLD ROAD, GREYSTOKE	123-130-08	A
			JW PROPERTIES LTD	dep. no.	rev



INTERNALLY, THE ACCOMMODATION HAS BEEN CAREFULLY PLANNED TO PROVIDE AN IMPRESSIVE BALANCE OF OPEN-PLAN ENTERTAINING SPACES AND MORE INTIMATE FAMILY AREAS. AT THE HEART OF THE HOME LIES A SPECTACULAR OPEN-PLAN KITCHEN AND DINING ROOM, DESIGNED TO BE THE TRUE SOCIAL HUB OF THE PROPERTY. THE KITCHEN ITSELF IS SUPPLIED AND INSTALLED BY THE HIGHLY REGARDED ATLANTIS KITCHENS AND REPRESENTS A LEVEL OF SPECIFICATION SELDOM FOUND IN NEW HOMES. CONTEMPORARY CABINETRY, LUXURIOUS STONE SURFACES, PREMIUM INTEGRATED APPLIANCES AND A STRIKING CENTRAL ISLAND COMBINE TO CREATE A SPACE THAT IS BOTH VISUALLY STUNNING AND IMMENSELY PRACTICAL. THE DESIGN HAS BEEN CURATED WITH MODERN FAMILY LIFE AND ENTERTAINING IN MIND, OFFERING GENEROUS PREPARATION AREAS, INFORMAL SEATING AND SEAMLESS CONNECTIVITY WITH THE DINING SPACE. LARGE WINDOWS FRAME VIEWS OF THE SURROUNDING COUNTRYSIDE, FLOODING THE ROOM WITH NATURAL LIGHT THROUGHOUT THE DAY.

FLOWING NATURALLY FROM THE KITCHEN, THE DINING AREA PROVIDES AN ELEGANT SETTING FOR BOTH EVERYDAY FAMILY MEALS AND LARGER GATHERINGS, WHILST DOUBLE DOORS CREATE FLEXIBILITY BETWEEN THE PRINCIPAL RECEPTION ROOMS. THE BEAUTIFULLY PROPORTIONED LOUNGE OFFERS A MORE RELAXED RETREAT, WITH AMPLE SPACE FOR LUXURIOUS FURNISHINGS AND A WARM, WELCOMING ATMOSPHERE IDEAL FOR COSY EVENINGS WITH FAMILY AND FRIENDS.

ONE OF THE STANDOUT FEATURES OF SHIRE HOUSE IS THE VERSATILITY OF ITS LAYOUT. IN ADDITION TO THE PRINCIPAL RECEPTION ACCOMMODATION, THE GROUND FLOOR BENEFITS FROM A GENEROUS DOUBLE BEDROOM SERVED BY A NEARBY SHOWER ROOM, CREATING THE PERFECT GUEST SUITE, ACCOMMODATION FOR EXTENDED FAMILY MEMBERS OR A DEDICATED HOME OFFICE FOR THOSE WORKING REMOTELY. A PRACTICAL UTILITY ROOM, CLOAKROOM AND INTEGRATED GARAGE FURTHER ENHANCE THE FUNCTIONALITY OF THE HOME.



THE FIRST FLOOR CONTINUES THE THEME OF SPACE AND LUXURY. THE PRINCIPAL BEDROOM SUITE HAS BEEN DESIGNED AS A PRIVATE SANCTUARY, COMPLETE WITH A BEAUTIFULLY APPOINTED EN-SUITE SHOWER ROOM AND DEDICATED DRESSING AREA. TWO FURTHER SUBSTANTIAL DOUBLE BEDROOMS ARE SERVED BY A LUXURIOUS FAMILY BATHROOM. EVERY ROOM HAS BEEN CAREFULLY POSITIONED TO MAXIMISE NATURAL LIGHT AND CAPTURE VIEWS ACROSS THE SURROUNDING COUNTRYSIDE.

AS ONE WOULD EXPECT FROM A HOME OF THIS CALIBRE, SUSTAINABILITY AND FUTURE-PROOFING HAVE BEEN CENTRAL TO ITS DESIGN. SHIRE HOUSE BENEFITS FROM AN ADVANCED AIR SOURCE HEAT PUMP SYSTEM, DELIVERING EFFICIENT AND ENVIRONMENTALLY CONSCIOUS HEATING THROUGHOUT THE PROPERTY. EXTENSIVE PHOTOVOLTAIC SOLAR PANELS HAVE BEEN INSTALLED TO REDUCE ENERGY CONSUMPTION, WHILST PROVISION HAS ALREADY BEEN INCORPORATED FOR BATTERY STORAGE SYSTEMS, ALLOWING FUTURE OWNERS TO FURTHER ENHANCE THE HOME'S ENERGY INDEPENDENCE AS TECHNOLOGY CONTINUES TO EVOLVE. THESE FEATURES COMBINE TO CREATE A RESIDENCE THAT IS NOT ONLY LUXURIOUS BUT ALSO EXCEPTIONALLY ECONOMICAL TO RUN.

SHIRE HOUSE REPRESENTS FAR MORE THAN SIMPLY A NEW HOME. IT IS A STATEMENT RESIDENCE, CAREFULLY CRAFTED BY ONE OF THE REGION'S MOST RESPECTED DEVELOPERS, OFFERING AN ENVIABLE COMBINATION OF ARCHITECTURAL QUALITY, LUXURY SPECIFICATION, ENERGY-EFFICIENT TECHNOLOGY AND VILLAGE LIFESTYLE. RARELY DOES A PROPERTY ARRIVE ON THE MARKET THAT SO SUCCESSFULLY COMBINES CONTEMPORARY LIVING WITH ENDURING COUNTRY CHARM, MAKING SHIRE HOUSE A TRULY OUTSTANDING OPPORTUNITY FOR DISCERNING PURCHASERS SEEKING ONE OF GREYSTOKE'S FINEST NEW HOMES.



WHERE CAN I FIND...



The Closest Schools?

Greystoke Primary School

- 3 min walk

Queen Elizabeth Grammar School

- 10 min drive

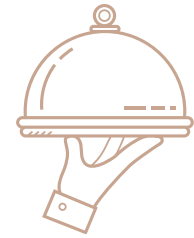


The Local Shop?

Greystoke Stores - 2 min walk

Penrith Supermarkets

- 10 min drive



A Delicious Meal?

La Casita, Penrith

- 12 min drive



Somewhere Nice to Walk the Dog?

Miles of endless rambling
right on your doorstep!



A Refreshing Pint?

Boot and Shoe Inn, Greystoke

3 min walk



Closest Transport Links

Junction 39 - 15 Minute Drive

Berrier Road Bus Stop

- 3 min walk



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