GENESIS HOMES



Nancy Meadows

KENDAL

Nancy Meadows is a place where friendships blossom, families flourish, and life simply feels better.





WELCOME TO NANCY MEADOWS

On the edge of Kendal, which is repeatedly voted one of the best places to live - Nancy Meadows combines town charm with countryside calm. Stroll cobbled streets lined with artisan cafés and local producers, explore heritage museums, or wander riverside along the River Kent. Nibble on a Kendal mint cake while you take in the rolling hills and enjoy the very best of town and country living.



WELCOME TO

Nancy Meadows

A CHOICE OF HOUSE TYPES



THE WHILLAN
5-bedroom detached home with single, attached garage



THE EDEN
4-bedroom detached home with integral garage



THE ELLEN
4-bedroom detached home with single, attached garage



THE WREAY
4-bedroom detached home with integral garage



THE DERWENT
3-bedroom detached home with single attached garage (plot dependent)



THE GELT
3-bedroom semi-detached home





The Whillan

5-BEDROOM DETACHED HOME WITH SINGLE, ATTACHED GARAGE

Approx. 1903 sq ft







GROUND FLOOR

Cloakroom	2218 x 1468 [7'-3" x 4'-10"]
Kitchen/Dining	3556 x 8295 [11'-8" x 27'-3"]
Utility	2944 x 1114 [9'-8" x 3'-8"]
Study	2726 x 2695 [8'-11" x 8'-10"]
Lounge	5282 x 3317 [17'-4" x 10'-11"]

FIRST FLOOR

Master Bedroom	3416 x 5486 [11'-2" x 18'-0"]
En-Suite	1828 x 2404 [6'-0" x 7'-11"]
Bathroom	2443 x 2350 [8'-0" x 7'-9"]
Bedroom 2	4674 x 2695 [15'-4" x 8'-10"]
Bedroom 3	3058 x 2714 [10'-0" x 8'-11"]
Bedroom 4	3499 x 3004 [11'-6" x 9'-10"]

SECOND FLOOR

Landing	2561 x 2977 [8'-5" x 9'-9"]
Bedroom 5	4613 x 3436 [15'-5" x 11'-5"]
Study/Store	2176 x 2695 [7'-5" x 8'-11"]
Shower Room	2656 x 1655 [8'-9" x 5'-6"]

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. Dimensions are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those stated. You should take appropriate advice to verify any information on which you wish to rely.



The Eden

4-BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

Approx. 1344 sq ft





GROUND FLOOR

Lounge	5303 x 3343 [17'-5" x 10'-11"]
Cloakroom	1450 x 2034 [4'-9" x 6'-8"]
Kitchen	3541 x 6129 [11'-7" x 20'-1"]
Utilty	1959 x 2052 [6'-5" x 6'-9"]

FIRST FLOOR

Bathroom	2440 x 2332 [8'-0" x 7'-8"]
Bedroom 1	3369 x 5461 [11'-0" x 17'-11"]
En-suite	1814 x 2112 [5'-11" x 6'-11"]
Bedroom 2	4674 x 2720 [15'-4" x 8'-11"]
Bedroom 3	3058 x 2714 [10'-0" x 8'-11"]
Bedroom 4	3560 x 2357 [11'-8" x 7'-9"]

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The Ellen

4-BEDROOM DETACHED HOME WITH SINGLE, ATTACHED GARAGE

Approx. 1340 sq ft





GROUND FLOOR

Lounge	6045 x 3657 [19'-10" x 12'-0"]
Cloakroom	1995 x 1463 [6'-7" x 4'-10"]
Kitchen	6045 x 3934 [19'-10" x 12'-11"]
Utility	1766 x 2020 [5'-10" x 6'-8"]

FIRST FLOOR

Bathroom	2380 x 3330 [7'-10" x 10'-11"]
Bedroom 1	3287 x 3636 [10'-9" x 11'-1"]
En-suite	1766 x 2318 [5'-10" x 7'-7"]
Bedroom 2	3287 x 3670 [10'-9" x 12'-0"]
Bedroom 3	2644 x 3227 [8'-8" x 10'-7"]
Bedroom 4	2644 x 3042 [8'-8" x 9'-11"]

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The Wreay

4-BEDROOM DETACHED HOME WITH INTEGRAL GARAGE

Approx. 1251 sq ft





GROUND FLOOR

Lounge	4519 x 4059 [14'-10" x 13'-4"]
Cloakroom	1635 x 1775 [5'-4" x 5'-10"]
Kitchen	3212 x 5956 [10'-6" x 19'-6"]
Utility	2063 x 1775 [6'-9" x 5'-10"]

FIRST FLOOR

Bathroom	2599 x 2200 [8'-6" x 7'-3"]
Bedroom 1	3968 x 4059 [13'-0" x 13'-4"]
En-suite	2535 x 1995 [8'-4" x 6'-7"]
Bedroom 2	3825 x 2590 [12'-7" x 8'-6"]
Bedroom 3	3763 x 2791 [12'-4" x 9'-2"]
Bedroom 4	2599 x 2626 [8'-6" x 8'-7"]

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The Derwent

3-BEDROOM DETACHED HOME WITH SINGLE ATTACHED GARAGE

(PLOT DEPENDENT)

Approx. 1030 sq ft





GROUND FLOOR

Lounge	4840 x 3379 [15'-11" x 11'-1"]
Cloakroom	1766 x 1467 [5'-10" x 4'-10"]
Kitchen	2864 x 6495 [9'-5" x 21'-4"]

FIRST FLOOR

Bathroom	1775 x 2434 [5'-10" x 7'-11"]
Bedroom 1	3117 x 3778 [10'-2" x 12'-5"]
En-suite	1200 x 2031 [3'-11" x 6'-8"]
Bedroom 2	3300 x 3947 [10'-10" x 12'-11"]
Bedroom 3	2882 x 2603 [9'-5" x 8'-6"]

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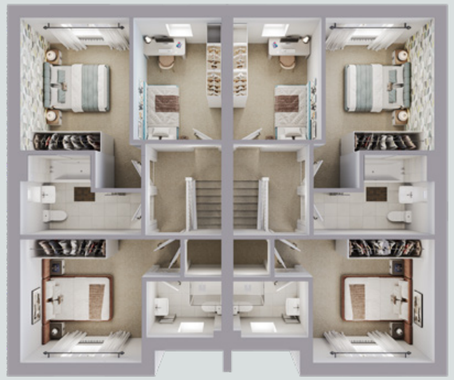


The Gelt

3-BEDROOM SEMI-DETACHED HOME

Approx. 955 sq ft





GROUND FLOOR

Lounge	4541 x 3233 [14'-11" x 10'-7"]
Cloakroom	1450 x 1800 [4'-9" x 5'-11"]
Kitchen	3237 x 5358 [10'-7" x 17'-7"]

FIRST FLOOR

Master Bedroom	3289 x 3233 [10'-10" x 10'-7"]
En-Suite	1500 x 2012 [4'-11" x 6'-7"]
Bedroom 2	3528 x 2900 [10'-8" x 9'-6"]
Bedroom 3	3246 x 2345 [10'-8" x 7'-8"]
Bathroom	2150 x 3219 [7'-0" x 10'-7"]

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NEIGHBOURHOOD *Perks*

LOCATION HIGHLIGHTS

Nestled in Kendal, Nancy Meadows combines the town's historic charm with easy access to the surrounding Cumbrian countryside. Local producers, shops, schools, and healthcare are all within a short walk, with riverside paths and rolling hills just moments away.

EDUCATION

Families benefit from nurseries, excellent primary and secondary schools, and further education options.

- Outstanding Ofsted rated: Castle Park Nursery, 1 mile away
- Primary Schools: Natland Primary School, Kirkbie Kendal School (Junior), St Thomas' Catholic Primary School
- Secondary Schools: Kirkbie Kendal School (Senior), Queen Katherine School
- Further education: Kendal College, University of Cumbria (Kendal Campus)

SPORTS AND RECREATION

From golf and football to cricket, rugby, and even the nearby ski club, there's no shortage of ways to stay active and have fun.

- Golf: Kendal Golf Club, just over the road
- Football: Kendal Town FC, local leagues
- Cricket, rugby, hockey: community clubs nearby
- Skiing: Kendal Ski Club

OUTDOOR LIFE

Enjoy riverside walks along the River Kent, beautiful parks, or weekends exploring the Lake District's fells and lakes.

- Fells: Helm Crag, Scout Scar just minutes away
- Lakes: Windermere, Coniston Water around 30-40 minutes away
- Local Parks: Kendal Castle grounds, Brewery Arts Centre gardens, Crow Wood Nature Reserve

TRANSPORT

Walking and cycling paths, quick car routes, and regular bus services make commuting simple, while Oxenholme Train Station connects you to further afield.

- Train: direct services to Manchester, Lancaster, London
- Bus: convenient local links
- Roads: A6, M6

SHOPPING AND ENTERTAINMENT

From historic streets to independent cafés, markets, and cultural venues, there's something for everyone.

- Shopping: Kendal High Street, The Shambles, local markets
- Cafés & eateries: artisan cafés, an amazing restaurant scene, plus takeaways
- Entertainment: Brewery Arts Centre, museums, galleries, cinemas

YOUR LOCAL HUB

Peace of mind comes from nearby healthcare and essential services.

- Healthcare: Westmorland General Hospital, local GPs, dental surgeries
- Pharmacies: local chemists
- Community services: libraries, village halls



"Don't miss Brewery Arts! It's a local favourite for live music, films, great food and a laid-back buzz, all tucked inside a gorgeous old brewery."

Sales Executive, Chloe

Kendal on your doorstep, the Lakes at your fingertips.

Stylish Living

We offer a collection of distinguished house types with a fresh take on conventional layouts, allowing you to enjoy the benefit of flexible living spaces. The interiors of our homes feature large full height windows that fill the space with natural light and are the perfect blank canvas to make your own. Our homes boast an upgraded specification as standard, with **turfed rear gardens, PV Solar panels, EV Charging Points** and so much more.





Make it yours

Your home should reflect your style, and at Sandsfield Way, it can. We offer a stunning selection of high-quality upgrades, so you can tailor your space to suit your taste. Whether it's a beautifully designed kitchen, luxurious carpets, stylish doors or elegant bathroom finishes, we work with an exceptional range of trusted brands to bring you the very best.

Speak to your Sales Executive to discuss our range of carefully curated upgrade options.

THE EXTRA TOUCHES COME AS STANDARD

BUILT TO LAST. DESIGNED TO SAVE. BACKED BY A NEW HOME WARRANTY.

From top to bottom, your home is designed to perform - keeping warmth in, running costs down, and comfort levels high. Features include:

- **Energy-efficient lighting**
- **Smart meters** to help track and manage energy use
- **High-quality insulation** for year-round comfort
- **Double-glazed windows and doors** to retain heat and reduce noise
- **Efficient boilers** for reliable, cost-effective heating
- **Dual flush toilets** to minimise water usage
- **Low CO_2 emissions** for a more sustainable home

And for added peace of mind, every home comes with our **2-year builder warranty** as well as a **10-year Premier Guarantee**, giving you confidence long after you've moved in.

Why buy new?

Lower running costs
Saving almost £1000 per year for a new build house compared to an existing house

Energy efficient
86% of new build homes have an A or B EPC rating

Modern design
Spacious layouts and stylish features

A greener choice
New build homes emit 65% less carbon a year than an existing house

Community feel
Be part of a thriving new community in a desirable location

10-year warranty
Providing peace of mind for years to come

YOUR Genesis JOURNEY

STAGE 1

We provide you with all the relevant information to help you to make the choice on which home is perfect for you. You will have plenty of opportunities to visit the development and we can answer any questions you may have.

It's important to speak to a financial advisor to help you make an informed decision. We can help put you in touch with reputable advisors if required.

STAGE 2

Once you've made the exciting decision to reserve your home, we'll go through all of the plans, so you know your new home inside and out. We'll also let you know your anticipated move-in date which will be confirmed closer to completion. You will be asked to pay your reservation fee to confirm your plot and the legal process will begin. Don't worry we can put you in touch with a solicitor too.

STAGE 3

At this point you can now personalise your home and decide on kitchen and bathroom tiling. You can also add any upgrades you wish. Please be aware that the availability of choices depends on build stage.

STAGE 4

The contracts which are drawn up by the solicitors are exchanged which makes things legally binding.

STAGE 5

Before you move in, we arrange a home demonstration with our Site Manager to show you your new home.

STAGE 6

Legal completion takes place – you now receive your keys and move in!

STAGE 7

Our Customer Service team will be in touch to introduce themselves.

CALL OUR FRIENDLY SALES TEAM TODAY



WE ARE HERE

Nancy Meadows, Kendal LA9 6EH

what3words

///envisage.became.bliss



GIVING YOU THE

'I'm home' feeling



CONSUMER CODE FOR HOME BUILDERS

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

GENESIS
HOMES

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GET IN TOUCH

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