



Persona Homes

by Home Group

OUTRIGHT SALE

# WOOLNER BROOK

WIGTON





Welcome to

# Woolner Brook

*Be part of something special.*

Fancy living the rural life in a market town, and having all the facilities of a large city on your doorstep?

Want to live close the Lake District National Park so you can escape whenever you want? Maybe you like to breathe in the sea air from time to time?

Look no further, Woolner Brook could be the perfect choice for you! At the centre of the Solway Plain, between the Caldbeck Fells and the Solway Coast, the market town of Wigton is full of character and has much to offer.







We are excited to bringing to you this second phase of our development at Woolner Brook. We have stuck with the popular open-plan living spaces and modern design and due to popular demand built more four bedroom homes with versatile spaces for today's modern lifestyles.

Our second phase at Woolner Brook takes advantage of the elevated country views and we have continued with the pedestrian friendly walkways. We have included more homes with garages and developed a lovely green space complete with play park.



Image of Tatton range in graphite supplied by Magnet Kitchens







## About Persona

# We make it personal

*Your Persona experience is our top priority, that's why we make it personal.*

From the moment you first connect with Persona Homes it becomes all about you.

Our aim is to make your home-buying experience enjoyable and hassle-free. We will help you find the home that's right for you and, through our range of buying options ensure, that your dream home also fits within your budget.

We know that the key to a happy move is clear and regular communication, we will make sure this happens, by being with you during the whole process and keeping your regularly updated.

From the moment you contact Persona Homes you will be appointed a host. Your host guide you throughout your Persona Homes journey. They'll show you around one of our beautifully appointed show homes, helping you choose the right home for you. They will be with you every step of the way, answering any questions you may have, and, once you have decided on the home for you, support you from reservation through to completion and beyond.





# What's in a name

*Naming our developments is important to us. We like to consider the local history and surroundings to ensure that you can have pride in where you say you live and that it has meaning.*

At Persona Homes not only do we design our houses to complement their surroundings, we also like to give our developments a name that relates to their location too. Driving through Wigton you cannot miss its famous pink fountain, right at the heart of it all in the middle of Market Place.

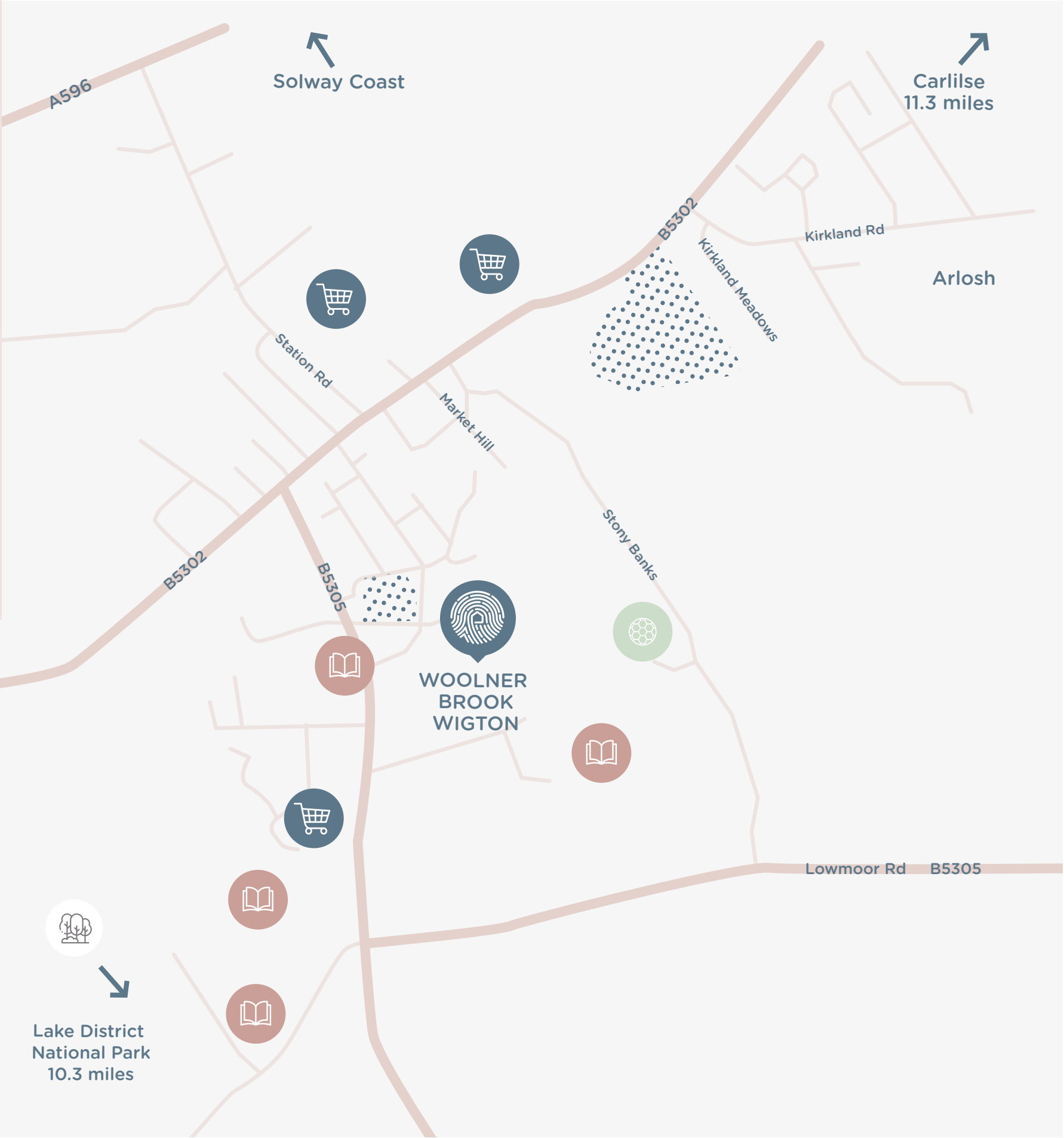
The fountain was erected in 1872 in memory of Eliza Moore, wife of George Moore a local merchant and philanthropist. The bronze reliefs on the fountain are carved by Pre-Raphaelite sculptor, Thomas Woolner.



# The place to be

*Discover Wigton – there’s more than you think.*

This historical and thriving market town has a lot to offer, with a variety of shops and a regular market you have everything you need on your doorstep. The Cumbrian capital of Carlisle is less than 12 miles away giving you a wider choice of shops, bars and restaurants.



## Food shopping

- Lidl, 0.4 miles
- Co-op food store, 0.3 miles
- Spar, 0.2 miles



## Lifestyle and leisure

- Wigton Swimming Pool, 0.6 miles
- Lake District National Park, 11.3 miles
- Solway Coast, 8.7 miles
- Caldbeck Fells, 7.6 miles
- North Pennines 47.6 miles



## Education

- The Nelson Thomlinson School, 0.3 miles
- Wigton Infant School, 0.3 miles
- Thomlinson Junior School, 0.1 miles
- St Cuthberts RC Primary School, 0.5 miles



From Wigton

# All is within reach

*Work or play, there is plenty to keep you busy in the local area.*

Wigton is in a great location and offers you the best of all worlds. From city to coast and everything in between you are never far from the action.

Whether you want to explore hills and dales, promenade along the coastline or get lost in local villages or a big city you will never be short of something to do.



All times and distances listed are taken from Google Maps and may vary depending on time of travel.



11

MIN

## Wigton train station

Take a train to Carlisle and connect to the mainline



27

MIN

## Carlisle

11.6 miles to Carlisle (eat, drink, shop - whatever takes your fancy)



35

MIN

## Cockermouth

A popular town, (the birthplace of William Wordsworth)



## Wigton



00

MIN

## Millenium Walk

Discover the history of Wigton on foot



35

MIN

## Carlisle Airport

Jet off to a variety of destinations



30

MIN

## Maryport

Spend a day at the seaside





# Community living with lots to offer

*The thriving market town of Wigton is right on your doorstep.*

Located just off the High Street gives you a real sense of belonging and feeling that you are at the heart of everything.

As well as a great range of shops and stores, Wigton hosts many local events, from a regular weekly market to a lively mix of music, plays and films held in the John Peel Theatre.

The Fountain Gallery proudly sells and displays the work of local artists, and there are many more shops offering local produce and crafts.





# Family focused

*Woolner Brook is a great choice for families, there is plenty to keep you and yours occupied.*

You can be comfortable in the knowledge that your children will be provided with a great start in life. The local schools offer a high standard of education with some of them being proud owners of an Ofsted Outstanding rating.\* Being surrounded by the best of Cumbrian countryside and with access to a range of leisure activities, getting out and about and active will benefit you all.



## Education

### Thomlinson Junior School

2 mins walk | 0.1 mile

### Wigton Infant School

6 mins walk | 0.3 miles

### St Cuthberts RC Primary School

10 mins walk | 0.5 miles

### The Nelson Thomlinson School

6 mins walk | 0.3 miles

## Leisure centres

### Wigton Swimming Pool

2 mins walk | 0.1 mile

### The Wave Centre, Maryport

29 mins drive | 16.6 miles

### Cockermouth Leisure Centre

24 mins drive | 15.8 miles

## Parks & green spaces

### Wigton Park

13 mins walk | 0.7 miles

### Barton Laws Playing Fields

10 mins walk | 0.5 miles

### Lake District National Park

14 mins drive | 10 miles

### Solway Coast AONB

20 mins drive | 8.7 miles

## Clubs

### Wigton RFC Club

3 mins drive | 0.9 miles

### Wigton Bowling Club

8 mins walk | 0.4 miles

### The Youth Station

3 mins walk | 0.1 mile

### 3rd Wigton Seas Scouts

8 mins walk | 0.4 miles

All times and distances listed are taken from Google Maps and may vary depending on time of travel. \* correct at time of print.





# A home with personality

*We have a great choice of homes at Woolner Brook, there is bound to be the right one just for you.*

## Athena

*2 bedroom bungalow*



This bungalow has proved to be a popular choice on our first building phase at Woolner Brook.

## Florence

*2 bedroom home*



A lovely starter home, the perfect choice for stepping onto the property ladder or downsizing into.

## Constance

*3 bedroom home*



A great family home with ample storage and handy downstairs cloakroom.

## Valentine

*3 bedroom home*



No ordinary house, this split-level house comes with a unique design.

## Peacock

*4 bedroom home*



A home to be proud of and perfect for family living, there is room for all.

## Alexandra

*4 bedroom home*



We love this home so much we made it our showhome - check out the master bedroom!

## Cleopatra

*4 bedroom home*



One of our larger homes and a great choice for families who like to socialise.





# Development layout

*Woolner Brook is located just off the main High Street in Wigton meaning you have all the amenities you need right at hand.*

The second phase of this development continues with pedestrian friendly walkways and takes advantage of its elevated position with countryside views.

-  Florence
-  Athena
-  Constance
-  Valentine
-  Alexandra
-  Cleopatra
-  Peacock







## Why buy new

*Your new home is a blank canvas, its ready for you to put your personality into it. Buying new gives you the opportunity to make it yours right from the start.*

### You're protected

Your home at Woolner Brook will come with a ten-year NHBC warranted, giving you peace of mind.

### Clean and green

Your new home is energy efficient and built to the latest environmental standards meaning you are not only looking after the planet your are looking after your pennies too.

### Ready to move into

No repairs, no unexpected costs. Freshly painted and ready to go – all you need to us get your keys, unpack and relax.

### Award winning

We are proud of our award winning homes, designed with your lifestyle in mind. We are proud to be creating unique spaces to live.

### Get moving

As soon as your home is ready you can move in! No need to wait for a buyer to move out, or worrying about a disruption to the buying chain.

## Ways to buy

*At Woolner Brook we are delighted to be able to offer a range of buying options across selected properties.*

### Help to Buy

With the government-backed 20% interest free equity load, you could be moving in with just a 5% mortgage deposit\*

### Part Exchange and Assisted Move

Want to move but have a home to sell? We can make life easier by taking away the stress and managing this for you.\*\*

### Disclaimers:

\* 5% deposit required with Help to Buy 20%

Government-backed Equity Loan and 75% mortgage subject to status.

\*\*Assisted Move and Part Exchange are subject to full terms and conditions which are available from your Persona Homes host.





## General Enquiries

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