



SCALESCEUGH HALL

AN EDWARDIAN MANSION REFURBISHMENT PRESENTING
AN EXQUISITE COLLECTION OF 15 PREMIUM APARTMENTS,
EXCLUSIVELY FOR OVER 55s



Set in a location like no other

Imagine experiencing the grandeur of a stately home but without the extensive maintenance of managing your own little estate.

Imagine stepping outside of your home and being surrounded by beautiful countryside and wonderful wildlife.

Imagine being part of a friendly community with a fantastic range of facilities at your disposal.

With a stunning new apartment at Scalesceugh Hall, these visions can become a reality.

Nestled in stunning Cumbrian countryside, on the edge of The Lake District, yet only a few miles from the historic city of Carlisle, Scalesceugh Hall offers you the opportunity to enjoy your retirement in a setting like no other. Set within 3.5 acres of formal gardens, the Grade II-listed hall overlooks Wreay Woods - one of the county's nature reserves - through which the River Petteril winds. The trees are teeming with birdlife, and the striking mountains of Blencathra and Skiddaw can be seen on the horizon.

SEEMINGLY A WORLD AWAY

Living at Scalesceugh Hall, you can enjoy your retirement within a tranquil rural setting whilst knowing a fantastic variety of amenities, attractions and transport connections are within easy reach. Located off the A6, only four minutes from the M6, Scalesceugh is situated between the vibrant town of Penrith and the Border City of Carlisle – less than five miles away.

Carlisle

Cumbria's only city, Carlisle links the county to major cities throughout the UK, including London and Glasgow, thanks to its train station, bus station and small airport.

In the city centre, you'll be spoilt for choice with a range of local and national restaurant chains, cafes and bars, as well as a variety of high street stores, including Marks & Spencer and House of Fraser. Many popular shops are located in The Lanes Shopping Centre, whilst The Market Hall is filled with independent traders offering a range of items from clothing and jewellery to furniture and fresh local produce. All major supermarket chains can be found in Carlisle, with the closest to Scalesceugh Hall being Aldi, Tesco and Asda – all of which can be reached in around 10 minutes by car.

For your healthcare needs, there are a wealth of dentists and medical centres in Carlisle, as well as the county's largest hospital - the Cumberland Infirmary.

Alongside an abundance of modern leisure attractions including a cinema and theatres, Carlisle boasts more than 2,000 years of history to explore. The city was the Northern frontier of the Roman Empire and has played an important role in many key events that shaped the country. Carlisle Castle was a vital part of the defense of the city and today it is a much loved landmark and visitor attraction. History buffs can also visit Tullie House Museum & Art Gallery to find out more about Carlisle's Roman past, including collections originating from the UNSECO World Heritage Site, Hadrian's Wall - the most well-known frontier of the Roman Empire.





Penrith

Known as the shopping, business and social centre of Eden District, the historic market town of Penrith also has plenty to offer. The charming cobbled lanes of the town centre are filled with a wealth of independent boutiques, tea houses, gastro pubs and restaurants, whilst Penrith's leisure facilities include bowling clubs, a leisure centre, theatre and cinema to name but a few. A short 20-minute journey away by car, residents can also enjoy the town's rich calendar of events throughout the year, including a monthly farmer's market, as well as a range of shops and supermarkets including Booths and M&S Simply Food.

The Lake District

A short drive South from Scalesceugh Hall (approx. 20 miles) and you'll reach the spectacular Lake District National Park which offers some of the country's most stunning scenery and endless outdoor pursuits for those looking to keep active or simply take a scenic drive. This UNESCO World Heritage Site inspired the literary minds of great British writers such as William Wordsworth and Beatrix Potter, and continues to enthrall visitors as one of the UK's most favourite national parks today. There are also various quaint towns and villages dotted throughout The Lake District for visitors to explore, with ancient cobblestone streets, bustling market squares and Medieval churches.

Scottish Border

An equally short drive North from Scalesceugh Hall and you'll reach the Scottish Border. As well as the area's picturesque rolling hills and valleys, you're within easy reach of the beautiful Solway coast and its variety of bays and beaches. The third largest estuary in the UK and a Special Area of Conservation, the Solway Firth is located between the Scottish county of Dumfries & Galloway and Cumbria.

The famous Scottish border town of Gretna is just over 15 miles away, and as well as weddings, it is a popular destination for shopping with Gretna Gateway Outlet Village offering a wide range of designer fashion, beauty and homeware brands. If you're looking to take a trip to the capital city of Edinburgh, it's approximately 1 hour 20 minutes by train from Carlisle.

Scalesceugh Hall is also close to two golf courses, Carlisle Golf Club and Eden Golf Club, whilst an award-winning GP surgery is only 5 minutes away and a vet is located on the same road as our development. There's also a number of charming villages in the surrounding area including Wetheral, Scotby and Wreay, where you'll find a selection of local amenities, including post offices, pubs and restaurants. And with a bus stop outside of our development which travels to Carlisle and Penrith and all the towns and villages in between, you'll not need to worry about how to get there.

8 STEEPED IN HISTORY

When you move to an apartment at Scalesceugh Hall, you're moving somewhere truly unique; rich of history, character and charm. A retirement residence unlike any other in Cumbria.

The Scalesceugh Estate dates back 500 years when the first farmhouse was built on the land, however the history of the site dates back much longer. Roman armies reached Luguvalium - now known as Carlisle - around AD 72, which was the most north westerly outpost of the Roman Empire. Located close to the Roman main road – now the A6 - Scalesceugh became the site of a military tile works. Over the years, Roman coins have been found bearing the heads of Emperor Nero and Emperor Hadrian - of course the famous border wall nearby was built in Hadrian's name. Remains of Roman tile kilns dating from the 1st century have also been found on the site, along with tiles showing the stamp of the Ninth Legion.

Fast forward to the 18th century, and the first farmhouse was built at Scalesceugh in 1746. John R Harrison inherited the site 100 years later, and when he retired from shipbuilding, hired Glaswegian architect Alexander N Paterson to build Scalesceugh Hall in 1913-14. It was constructed in Neo-Georgian style; rendered with buff sandstone dressings and detailing in French chateau style, under a Westmorland slate roof.

For part of the 20th century the hall was used as charitable residential care home, but it later fell into disrepair and was rescued in 2016, when current owners Bruno and Dr Anita Herdeiro took over the site to develop it into a unique community for over-55s. The Grade II-listed building has since undergone substantial renovation and restoration, and thanks to the finest 21st century craftsmanship and design, it still looks as grand today as it did when first built.





Typical Apartment Interiors



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PLENDID MIX OF STYLES & DESIGNS

The collection of fifteen one and two-bedroom luxury apartments within Scalesceugh Hall each boast their own unique character, with a varying range of shapes, sizes and styles to choose from.

In keeping with the hall's traditional Edwardian design, apartments on the ground and first floor have been designed with elegant period style features, including cornicing and large sash windows, whilst those on the ground floor have the added benefit of high ceilings and ornate ceiling roses. Within a selection of the apartments you'll also find a range of distinct design qualities, from original cast iron feature fireplaces to exposed sandstone archways, expansive bay windows and generous storage solutions.

On the top floor, the variety of apartments have been created in a contemporary style. Each offers a variety of clever window designs that flood generous natural light into the home, including skylights, rooflights and sun tunnels, whilst one property features impressive cabrio roof windows which offer a stunning balcony experience.

A selection of the apartments include a glass balustrade balcony or patio area, and all are complete with underfloor heating, beautifully-designed bedrooms, a fully-fitted kitchen, as well as a stylish shower room and/or bathroom.

Created with a high-quality design and specification, with bright, spacious interiors, each apartment at Scalesceugh Hall presents an exceptional place to call home.



SPECIALLY CREATED FOR YOU

When you move to Scalesceugh Hall, you can enjoy peace of mind that your new home has been carefully designed to offer a space that is not only beautiful to live in, but includes an array of practical features to enhance your lifestyle.

The elegant kitchens have been designed with ample cupboard space and clever storage solutions, as well as a range of quality integrated modern appliances. A waist-height oven and head-height microwave will save you from bending, whilst an induction hob offers one of the safest methods of cooking.

In the shower rooms, you'll find low profile or level access showers as well as motion-sensor lighting so you don't need to worry about searching for the light switch during the night. The majority of apartments also benefit from an ensuite.

Every apartment is complete with raised-height electrical sockets throughout, as well as energy-efficient underfloor heating, so you can sit back and relax in comfort whilst also benefiting from lower energy bills and additional space throughout your home.

For your safety and security, a video camera entry system allows you to see who's calling, whilst a 24-hour emergency call system with personal alarm* is available as an optional extra through our recommended supplier.

There is also lift access to all floors of the hall for your convenience.

*Additional cost applies.





SUPERIOR SPECIFICATION

KITCHENS

- Neutral design with white Silestone worktops
- Shaker style cabinets in ground/first floor apartments and handleless cabinets in top floor apartments
- Integrated Neff appliances* including induction hob with extractor; waist-height oven; combi-microwave oven; fridge freezer and dishwasher plus a Siemens washer/dryer

BATHROOMS & ENSUITES^

- Wet room design with level access shower
- Bath in selected apartments
- Villeroy & Boch sanitary ware
- Walnut or grey fitted bathroom furniture with mirror or mirror unit with LED lighting
- Chrome heated towel rail and shaver socket in main bathroom

*Brand of appliances are subject to supplier stock levels. A high quality brand equivalent will be fitted should Neff or Siemens be unavailable, such as Bosch or Miele.

^Ensuite available in selected apartments.

#Optional extras are available in selected properties at an additional cost. Please speak to a member of our team for further details. Please note that the specification of our apartments does vary.

FLOORING

- Japanese bamboo flooring in living area, kitchen and hall
- Neutral carpet in bedrooms
- Floor to ceiling tiles in bathroom and ensuite

ELECTRICS

- Raised height electrical sockets
- Sky+ connection point in the living area, as well as TV and telephone connection points in living area and bedrooms

SAFETY & SECURITY

- Smoke alarms
- Video entry system
- 24-hour emergency call system (optional)#

HEATING & LIGHTING

- Underfloor heating
- Downlighters in bedrooms, bathrooms and kitchen
- Hanging lights in hall and living area
- Under cabinet lighting in kitchen

WINDOWS & DOORS

- Double-glazing sash windows in ground/first floor apartments
- Range of double-glazing window styles in top floor apartments, including rooflights, skylights and sun tunnels
- Oak panel or white painted doors

CAR PARKING

- Allocated parking space included with each apartment
- Electric car charging points
- Visitor parking available

8 SUPERB LIFESTYLE

When moving to Scalesceugh Hall, you can expect to become part of a friendly community with a range of fantastic facilities that have been designed to enrich your health and lifestyle. You'll have a wealth of opportunities to keep yourself active, to socialise with neighbours, and to entertain visiting friends and family. It's also reassuring to know that help and support will be available should you require it.

Services Manager

A friendly Services Manager will be on site during selected hours during the week to provide assistance and oversee the running of the development, including arranging on site events for our residents.

Helpful services*

Should you require assistance with daily activities, such as help with shopping or cleaning, we can arrange this for you using our recommended suppliers. If required, we can also assist in the organisation of tailored care packages.

Gardening and maintenance taken care of

Enjoy a peaceful stroll around Scalesceugh's manicured gardens, next to an award-winning nature reserve, without having to worry about maintaining them. We'll also take care of all maintenance to the communal and external areas of the hall.

Pet friendly location

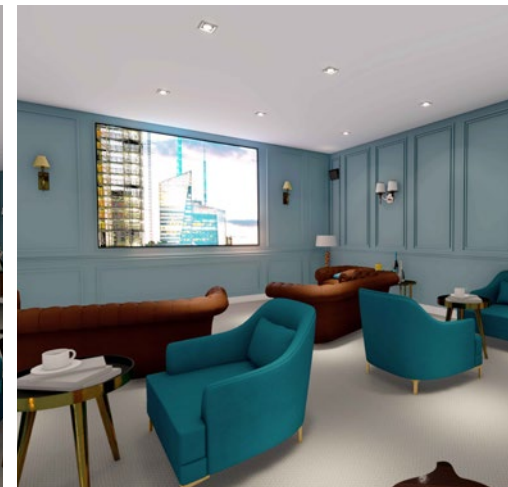
We understand the importance of companionship, which is why our residents are welcome to bring one domesticated, common household pet when they move into one of our apartments.

*Additional charges apply.



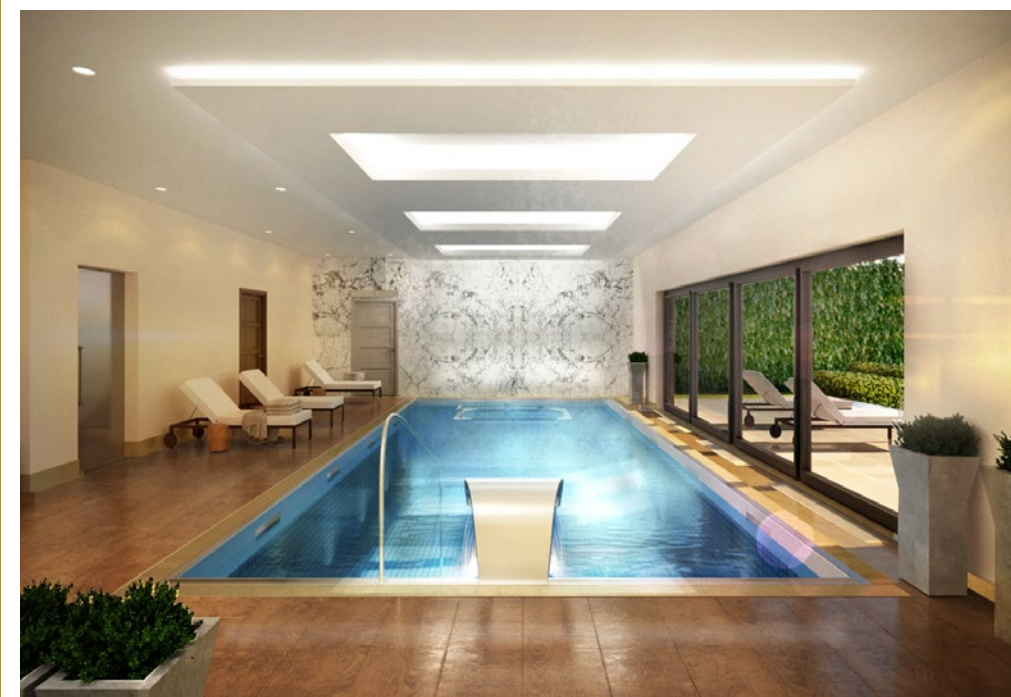
COMMUNAL LOUNGE

Complete with kitchen area, the communal lounge offers an ideal space for socialising with fellow residents and enjoying various activities and events.



CINEMA ROOM

Residents can sit back, relax and enjoy regular film nights in the cinema room.



SPA & WELLNESS CENTRE^

Residents will have a chance to relax and unwind, taking advantage of a swimming pool, sauna and steam bath, whilst a massage and beauty room will be available for arranging various treatments. There will also be a café where residents, families and friends can catch up over a coffee or light refreshment.

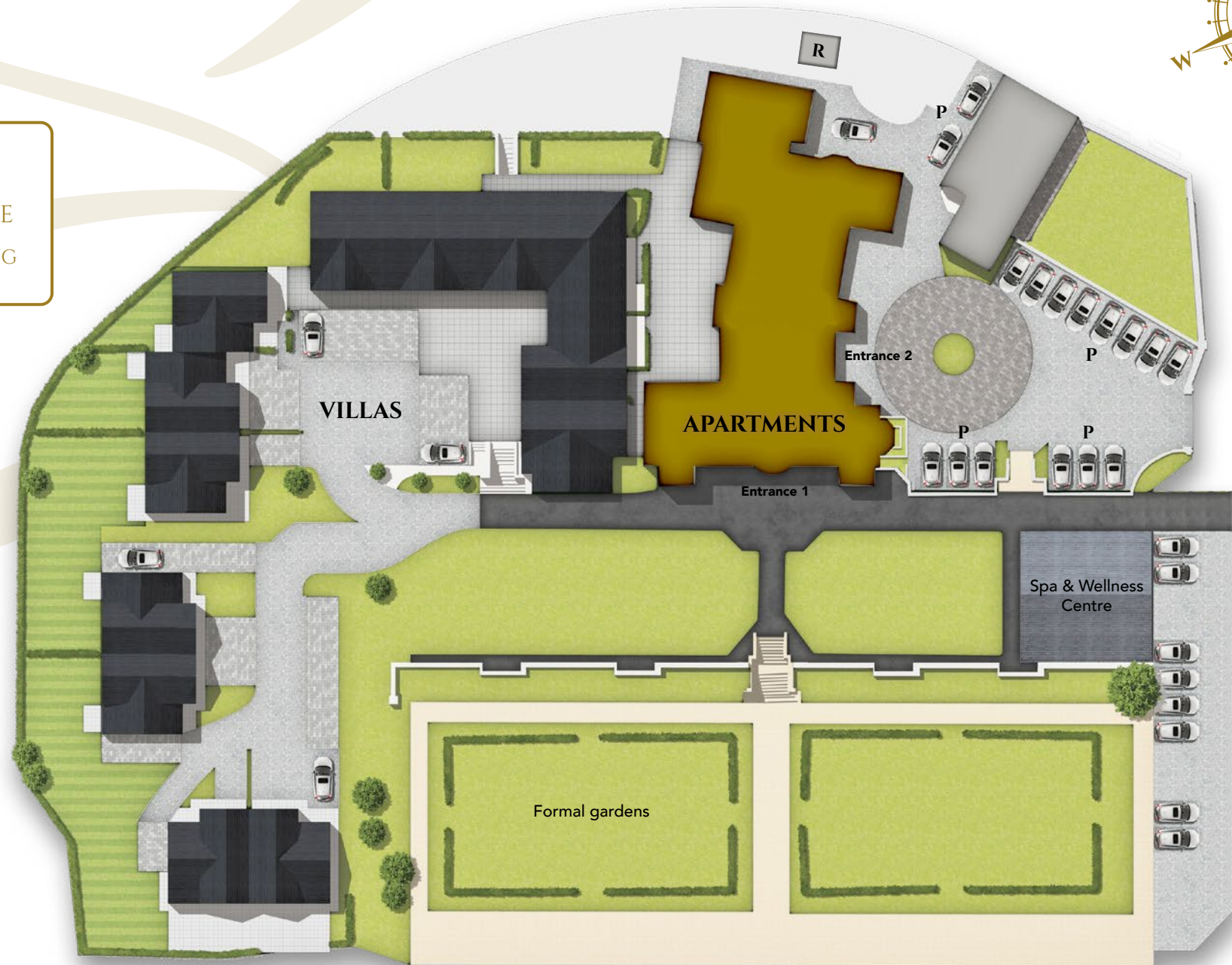


^Our Spa & Wellness Centre will be managed by a third-party company. Full range of services to be confirmed.

DEVELOPMENT OVERVIEW

KEY:

- R REFUSE
- P PARKING

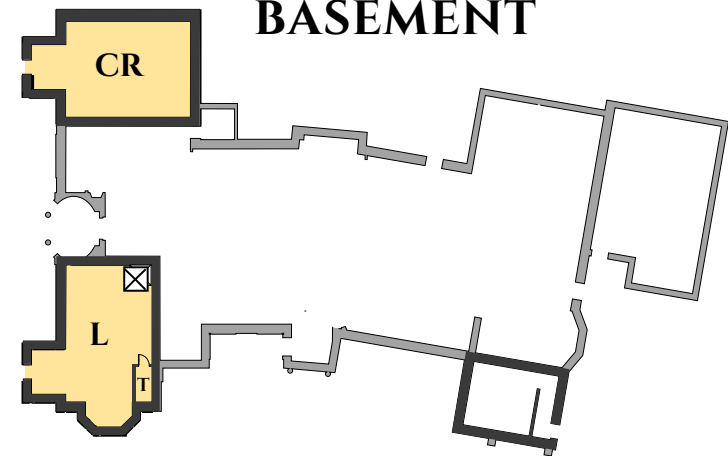


SCALESCEUGH HALL FLOOR PLANS

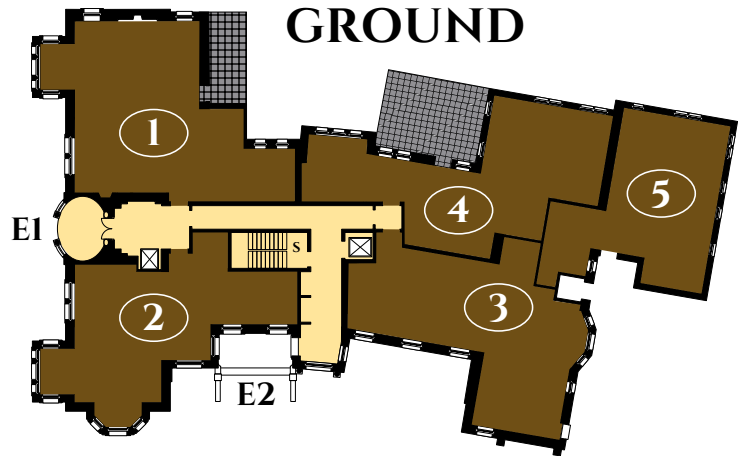
KEY:

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- COMMUNAL AREA
- CR CINEMA ROOM
- L LOUNGE
- ⊠ LIFT
- T TOILET
- S STAIRS
- E1 ENTRANCE 1 (WITH STAIRS)
- E2 ENTRANCE 2 (DISABLED ACCESS)

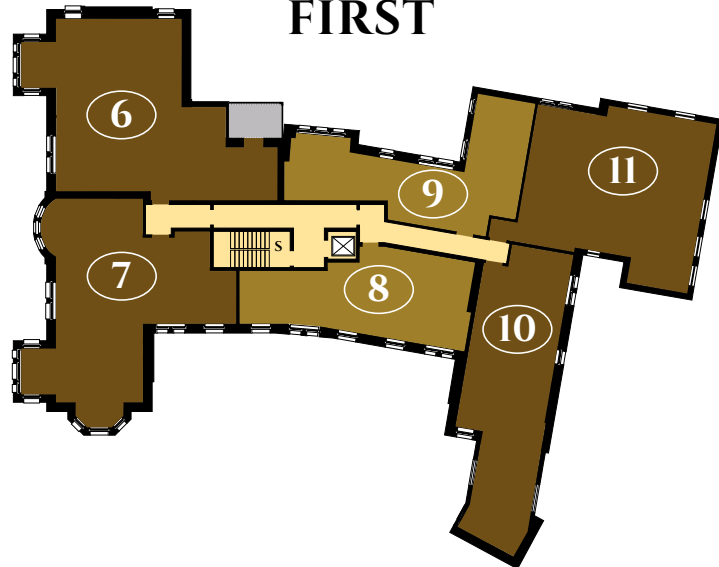
BASEMENT



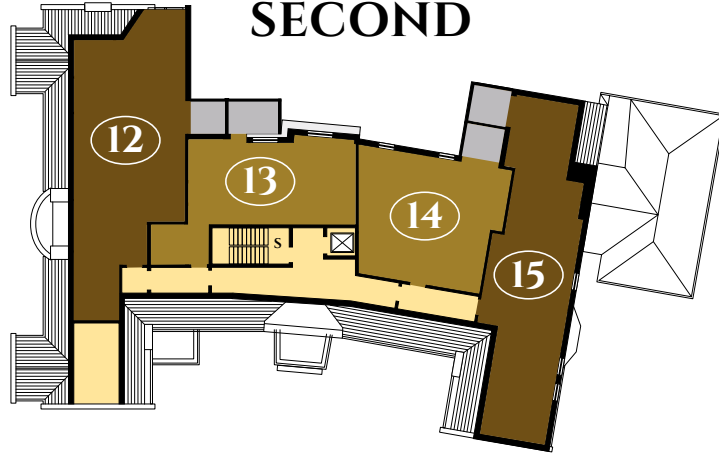
GROUND



FIRST



SECOND





HOW WE CAN HELP YOU MOVE

Discounted Solicitors Fees

We have established reliable relationships with reputable and experienced legal firms in the region to give our customers the best possible recommendations when it comes to conveyancing.

To deal with all legal matters, we can recommend you solicitors that are familiar with our properties and have regularly worked with our business. They can assist with both the sale of your current home and moving in to your new one at Scalesceugh Hall.

Part Exchange Service*

To help you avoid the stress of selling your own home, we can offer to sell it for you through the process of Part Exchange. Offered through one of our partner estate agents, this service can allow you to get moving faster with a guaranteed buyer for your home. There are a number of benefits to selling your home through Part Exchange, including not having to worry about long property chain delays, avoiding the hassle of time consuming house viewings and saving money by not having to pay for estate agent fees.

Removal Service

We have partnered with a local removal company who have worked with a number of our homeowners to date. They are familiar with our development and can offer you a reliable service at great rates.

Interior Design Services

Our partner interior designer can offer a complimentary phone consultancy to discuss interior styling ideas for your new apartment, and should you opt to use their services, they will offer them at a discounted rate.

We have also partnered with a local specialist in bespoke fitted wardrobe and storage designs, whilst we can further assist in sourcing a range of additional suppliers for the styling and decoration of your new apartment, such as curtain and blind fitters.

For more information on any of the above services, please ask a member of staff.

*Subject to terms and conditions.

ABOUT US

Scalesceugh Hall & Villas has been brought to you by AB Living. Their vision is to create Amazing Spaces in Amazing Locations with Amazing Services where over 55s can enjoy a better way to live later life. They are setting the benchmark when it comes to light, sustainability, technology and wellbeing and aim to raise the standard of retirement developments in Cumbria and the UK.

Dr Anita Ray-Chowdhury Herdeiro is a qualified GP with wide-ranging international healthcare experience and a particular interest in retirement and medicine for the elderly. Anita has a passionate belief that retirement should be the best years of our lives.

Her husband, Bruno Herdeiro, is a former management consultant at The Boston Consulting Group who has specialised in innovation and strategy. Bruno has vast international experience and has seen first-hand how innovative approaches to retirement across Europe and beyond can create a huge impact in our lives.



WINNER - BEST NEW BUSINESS



HIGHLY COMMENDED



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SCALESCEUGH HALL

ALL INTERNAL IMAGES SHOW TYPICAL INTERIORS AND PURCHASERS ARE ADVISED FOR THAT THE FURNITURE, FIXTURES AND FITTINGS ARE FOR VISUAL REPRESENTATION ONLY AND DO NOT DEPICT THE ACTUAL FINISH OF ANY INDIVIDUAL APARTMENT. NO RESPONSIBILITY CAN BE ACCEPTED FOR ANY MIS-STATEMENT IN THIS BROCHURE, WHICH IS NOT A CONTRACT NOR FORMS ANY PART OF A CONTRACT. THE COMPANY ALSO RESERVES THE RIGHT TO ALTER SPECIFICATION WITHOUT NOTICE. IF THERE ARE ANY IMPORTANT MATTERS WHICH ARE LIKELY TO AFFECT YOUR DECISION TO BUY, PLEASE CONTACT OUR SALES TEAM.

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