



SCALESCEUGH VILLAS

13 award winning lifestyle villas on the edge of The Lake District

SPECIFICATION GUIDE

EXTERNAL



External	Villa 1	Villa 6-7	Villa 8-9	Villa 11-12
Front Door - composite door with Karcher ironmongery - anthracite grey outside; white inside	S	S	S	S
Marshall's cromwell stone walling, Yorkstone pitched - weathered	S	S	S	S
Parking spaces - Marshall's Driveline Pewter block paving	S	S	S	S
External LED brushed chrome soffit lights operated by motion sensors	S	S	S	S
Outside tap	S	S	X	S
Outdoor studios with Power & Lighting	S	S	X	S
Triple glazing equivalent patio doors (timber inside, aluminium outside)	S	S	X	S
Velux windows on upstairs guest bedrooms	S	S	X	S
Side Boundaries - Raised flower beds clad with Siberian Larch and finished with Dulux Ultimate Woodstain	X	S	X	S
Front Boundaries - Raised flower beds clad with Marshall's stone walling	S	S	X	X
Front and Rear Gardens - Premium turf (refer to landscaping plan)	X	S	X	S
Rear patio area - Marshall's Utility pavers buff	X	S	X	S
Outside socket	O	O	O	O
Wireless Burglar alarm	O	O	O	O

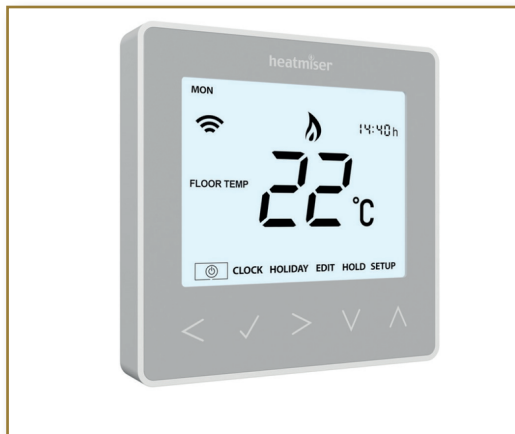
DID YOU KNOW...

THE STONE USED IN THE VILLAS COME FROM THE SAME NATURAL SOURCE AS THOSE USED FOR NATURAL STONE WALLING

WE HAVE USED PREMIUM GRADED NATURAL SLATES, WHOSE LIFESPAN IS TWICE AS LONG AS TILES?



HEATING & ELECTRICS



Heating & Electrics	Villa 1	Villa 6-7	Villa 8-9	Villa 11-12
Mitsubishi Ecodan air source heat pump	S	S	S	S
Downstairs underfloor heating	S	S	S	S
Zoned heating - 6 zones with Neo Air wireless thermostats	S	S	S	S
Smart heating system with holiday saving mode	S	S	S	S
USB Sockets - screwless brushed chrome electric sockets	S	S	S	S
Screwless brushed chrome electric sockets & switches	S	S	S	S
Under cupboard LED lighting	S	S	S	S
Touchscreen lighting in bathrooms	S	S	S	S
Low level, 5 Amp screwless brushed chrome sockets in living rooms	S	S	S	S
Motion sensor lighting in bathrooms	S	S	S	S
Data points in all bedrooms and living room	S	S	S	S
Dimmer switches in bedrooms and living room	S	S	X	S
Upstairs underfloor heating	S	S	X	S
LED V50 dimmable downlighters in brushed chrome for bedrooms and kitchen	O	O	O	S
LED V50 dimmable downlighters in white for bathrooms	O	O	O	S

S - Standard, O - Optional, X - Not Available

DID YOU KNOW...

OUR RENEWABLE ENERGY SYSTEM CAN REDUCE YOUR HEATING BILL BY 3-4X

WITH OUR HEATING SYSTEM, YOU CAN HAVE EACH ROOM AT A DIFFERENT TEMPERATURE TO SUIT YOUR LIFESTYLE

WE HAVE INSTALLED HIGH PERFORMANCE, ENERGY SAVING DOWN LIGHTERS WITH 25,000 HOURS LIFETIME

THAT WE CAN ADJUST AND ALTER THE LOCATION OF ALL SOCKETS AND SWITCHES IF YOU BUY OUR VILLAS OFFPLAN

FLOORING, DOOR, JOINERY & FINISHES



Flooring, Door, Joinery & Finishes	Villa 1	Villa 6-7	Villa 8-9	Villa 11-12
Kitchen doors - Full height heavy duty nylon sliding doors	S	S	S	S
Internal doors - Spray painted 4 Panel Shaker door	S	S	S	S
Door handles - Serozzetta trend lever on round rose - 10yrs warranty	S	S	S	S
Eurospec magnetic latches	S	S	S	S
Entrance door - Karcher straight pull bar handle	S	S	S	S
Burford contemporary architraves & skirting	S	S	S	S
Decorative, contemporary continuous handrail	S	S	S	S
Peronda Porcelain Floor tiles with rectified edges	S	S	S	S
Curved plastered decorative ceilings	S	S	S	S
Bathroom & Kitchen - Dulux Diamond eggshell paint	S	S	S	O
Living room and bedrooms walls & ceilings - Dulux Diamond vinyl matt	S	S	S	O
Carbonised stranded woven bamboo flooring	X	XS	S*	O
Engineered oak flooring	S	SX	X	O
42oz Home County carpets with Primo Ultra underlay	S	SX	S	O

DID YOU KNOW...

ALL OUR DOOR LATCHES ARE "HIDDEN" CREATING A SLEEK MINIMALIST LOOK AND OFFERING A GREAT SAFETY FEATURE AS NOTHING STICKS OUT

OUR BAMBOO FLOORING IS 2X HARDER THAN OAK AND COMES WITH A 25 YEAR STRUCTURAL WARRANTY + BONA LIFETIME SUPPORT

THE PAINT WE USE FEATURES DIAMOND TECHNOLOGY MAKING IT UP 10X TOUGHER THAN A REGULAR PAINT

OUR CARPETS ARE MADE FROM BRITISH WOOL USING FINE TENTH GAUGE MACHINERY TO CREATE THE SOFTEST TOUCH

KITCHEN & APPLIANCES



Kitchen & Appliances	Villa 1	Villa 6-7	Villa 8-9	Villa 11-12
Clerkenwell Gloss Super Cashmere Handless range	S	S	S	S
Soft closing hinges	S	S	S	S
4 tier Wine rack	S	S	S	S
Storage solutions - Pull down shelves	S	S	S	O
Storage solutions - carousell for corner units and Hafele 600mm pull out larder	O	O	O	O
Blanco Zeus Silestone 20mm worktop	S	O	S	O
Kitchen tap - Franke Atlas Pull-out - Stainless Steel	S	S	S	O
Miele fully integrated 70/30 Fridge Freezer	S	O	S	O
Miele fully integrated 45cm Slimline Dishwasher	S	O	S	O
Miele Induction Hob with 4 cooking zones	S	O	S	O
Miele Built in Single Oven with paralytic oven	S	O	S	O
Miele Built in Microwave Oven	S	O	S	O
Miele Integrated Cooker Extractor	S	O	S	O
Siemens Built in 7kg Wash/ 4kg Dryer	S	O	S	O
Sink - Franke Bowl Stainless Steel Undermount GAX 110-45	S	S	S	S

S - Standard, O - Optional, X - Not Available

DID YOU KNOW...

OUR WORKTOPS ARE WIDELY USED IN MICHELIN STAR RESTAURANTS AND COME WITH A 25YR WARRANTY

MIELE IS RENOWN FOR OUTSTANDING QUALITY AND DURABILITY AND OFFERS AN OUTSTANDING 5 YEAR PARTS AND LABOUR WARRANTY ON ALL THEIR APPLIANCES

FRANKE IS THE INDUSTRY STANDARD FOR EXCEPTIONAL TAPS AND SINKS AND COME 50 YEAR GUARANTEE AGAINST DEFECTS

BATHROOMS & FITTINGS



Bathrooms & Fittings	Villa 1	Villa 6-7	Villa 8-9	Villa 11-12
Villeroy & Boch wall hung toilet with soft close	S	S	S	S
Walnut vanity units, toilet and basin	S	S	S	S
Walnut mirror units with LED lighting	S	S	S	S
Polymarble blanco zeus worktop	S	S	S	S
Grohe bar shower in upstairs bathroom	S	S	S	S
Grohe 10 in 1 Eurocube concealed thermo-static shower system in master bedroom	S	S	S	S
Wetrooms with pre-formed trays and underfloor heating	S	S	S	S
Grohe Eurocube basin tap	S	S	S	S
Bathroom shower tray and enclosure in upstairs bathroom	S	S	S	S
Full height Peronda tiles in all bathrooms / wetrooms	S	S	S	S
Full height tiles in cloakroom	X	X	O/X	O
Full height mirror in master bathroom	S	S	X	X
Electric towel rail	O	O	O	O
Shaver socket	O	O	O	O
Shower screen in wet room	O	O	O	O

S - Standard, O - Optional, X - Not Available

DID YOU KNOW...

VILLEROY & BOCH HAS BEEN THE SYNONYM OF ELEGANCE, QUALITY AND SERVICE FOR MORE THAN 250 YEARS AND OFFERS 10-YEAR GUARANTEE ON ALL THEIR SANITARYWARE

GROHE HAVE USED ALL THEIR GERMAN ENGINEERING SKILL TO CREATE THEIR AWARD-WINNING EUROCUBE COLLECTION, ONE OF THEIR MOST DISTINCTIVE RANGES EVER PRODUCED

THE TILES WE HAVE USED ARE WIDELY REGARDED AS ONE OF THE BEST IN THE WORLD AND ARE OFTEN CALLED THE "ROLLS ROYCE" OF THE TILING INDUSTRY

...AND OUR TOP 10 UNIQUE TOUCHES



1	Suspended timber decking, 10ft above ground level	Our decking use the same anti-slippery properties as those used in luxury yachts
2	Triple height Danish glazing panels	We have one of the highest glazing panels in any residential scheme in Cumbria
3	10 year PROTEK structural warranty + 2 years full warranty policy	Our villas come with a 2yr full service support
4	Superfast broadband	Our internet provides the same speed of internet you get in central London
5	Stiltz Trio Home Lift	Our villas come prepared to be installed with private lifts for future proofing and peace of mind
6	Total flexibility/ no internal structural walls	We have removed all structural walls to offer maximum flexibility and enable open plan living
7	Bespoke outdoor studios	We have architecturally led outdoor studios with triangular windows overlooking Wreay Woods and fields
8	Miele appliances, Silestone worktops, Franke + Grohe taps and Villeroy & Boch bathrooms	We have selected the very best materials which offer ultimate quality with the longest warranties in the market
9	Mature landscaped gardens	Unlike most new developments, we have preserved the maturity, diversity and richness of our grounds
10	Vertical cladding Larch finished with Dulux Ultimate Woodstain	We have used a special paint that offers 10 year whethershield protection, 3x longer than most available stains



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