

# Quince HOMES

Pippins Beck

[www.quincehomes.co.uk](http://www.quincehomes.co.uk)









# Welcome to Pippins Beck

A new community of  
thoughtfully designed homes  
in the heart of Ulverston.

Crafted with care, designed for life.





## A place to grow

Pippins Beck is a new community of high-quality homes, nestled in the beautiful countryside of Ulverston.

All 266 homes have been designed with care, attention to detail and a deep respect for the land they stand on.

Our homes are built to last, with quality materials and thoughtful design that reflect the character of the area.

Starting from £399,995, Pippins Beck offers a rare opportunity to put down roots in a place that's rich in heritage and full of promise.





## Rooted in Ulverston for over 500 years

At Quince Homes, our connection to Ulverston runs deep. The land at Nook Farm, where Pippins Beck is taking shape, has been part of our family story for generations. Pippins Beck is more than a development. It's a continuation of a legacy.

From the first gravestones at Penny Bridge Church Yard to the homes built by our grandparents, this place holds memories that span centuries.

Frank Phillipson, our Managing Director, was born on the Pippins Beck site. His vision for this development is inspired by the enduring quality of his grandfather's home – a house that still stands strong after 60 years, thanks to the care and craftsmanship that went into it.

“To be able to move ahead with the development of high-quality family homes, that will enable more people to live here and enjoy the wonderful lifestyle in the area, is a privilege and I can't wait to see them take shape.”

Frank Phillipson, Managing Director, Quince Homes.



## Crafted with care, designed for life

We believe that a home should be a sanctuary - a place where families grow and memories are made. That's why every home at Pippins Beck is built with real quality, using materials that stand the test of time.

From the slate on the roof to the stone in the walls, we've chosen finishes that reflect the character of Ulverston and the values of Quince Homes.

These are homes that will still look beautiful decades from now – just like the ones our family built generations ago.



## Homes for every stage of life

Pippins Beck offers a wide range of homes to suit different needs and lifestyles:

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3 - 5 bedroom homes with spacious layouts and high-spec finishes perfect for growing families

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Affordable homes including apartments, bungalows and family homes

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Dormer bungalows and two-bed cottages to suit downsizers and couples.

Each home is thoughtfully designed, with flexible living spaces, generous gardens and a timeless style that blends rural charm with modern comfort.

A quality  
development,  
for everyone










Phase One



# PIPPINS BECK

## HOUSE LOCATION KEY

-  TOFT
-  LOWDER
-  HARTREE
-  MICKLE
-  FINKLE & FITCH SEMI-DETACHED
-  SWINWAYS
-  SWINWAYS/TOFT SEMI-DETACHED



# The Toft

The Toft is a large four bedroom detached home with separate garage and ample parking.

The ground floor accommodation features a full width kitchen/dining family room opening out onto the garden through elegant bi-folding doors. The utility room also provides external access, and in addition to the separate sitting room, there is also a study/office.

On the first floor the spacious master bedroom features a charming Juliet balcony and en-suite, with three further generously sized bedrooms served by a modern family bathroom.

## KEY FEATURES

Distinctive porch with external light

Full width kitchen/family room with bi-folding doors

Separate lounge

Study/office

Utility room

Generous master bedroom with en-suite

Detached garage and ample parking

Large family garden











## Ground Floor:

### Lounge

4117mm (13'-6") x 3324mm (10'-11")

### Study

3013mm (9'-11") x 1944mm (6'-5")

### WC

1912mm (6'-3") x 1450mm (4'-9")

### Utility

1912mm (6'-3") x 1419mm (4'-8")

### Kitchen

3132mm (10'-3") x 2909mm (9'-7")

### Dining

2343mm (10'-3") x 2909mm (9'-7")

### Family

3132mm (10'-3") x 3051mm (10'-0")

## First Floor:

### Master Bedroom

3574mm (11'-9") x 3070mm (10'-1")

### En-Suite

1976mm (6'-6") x 1539mm (5'-1")

### Bedroom 2

3810mm (12'-6") x 3324mm (10'-11")

### Bedroom 3

3452mm (11'-4") x 2856mm (9'-4")

### Bedroom 4

3216mm (10'-7") x 2833mm (9'-4")

### Bathroom

2681mm (8'-10") x 1694mm (5'-7")

# The Finkle

The Finkle offers beautifully designed three storey living accommodation providing plenty of space for growing families.

On the ground floor, the covered porch entrance opens into a spacious hallway with downstairs cloakroom and with understairs storage. There is a good-sized front facing living room and the open plan kitchen/family room contains a generous dining area and double French doors onto the family garden, as well as a separate utility room with side access.

On the first floor the spacious master bedroom features en-suite, dressing room and a charming Juliet balcony, the second bedroom is served by a modern, fully fitted family bathroom. On the top floor two further double bedrooms share their own Jack and Jill en-suite.

## KEY FEATURES

Large home over three floors designed to offer extra space

Luxury contemporary kitchen

Open plan kitchen/family room leading to family garden

Utility with side access door

Generous master bedroom with en-suite and dressing room

Three further spacious double bedrooms











## Ground Floor:

### Living

4117mm (13'-6") x 3324mm (10'-11")

### WC

1912mm (6'-3") x 1450mm (4'-9")

### Utility

1912mm (6'-3") x 1419mm (4'-8")

### Kitchen-Dining

3132mm (10'-3") x 2909mm (9'-7")

## First Floor:

### Bedroom 1

3329mm (10'-11") x 3245mm (10'-8")

- En-Suite - 2588mm (8'-6") x 1821mm (6'-0")

- Dressing - 2180mm (7'-2") x 2008mm (6'-7")

### Bedroom 2

3245mm (10'-8") x 3173mm (10'-5")

### Bathroom

3173mm (10'-5") x 2180mm (7'-2")

## Second Floor:

### Bedroom 3

5545mm (18'-2") x 3173mm (10'-5")

### En-Suite

3274mm (10'-9") x 2981mm (9'-9")

### Bedroom 4

5545mm (18'-2") x 2936mm (9'-8")



# The Fitch

The Fitch offers beautifully designed three storey living accommodation providing plenty of space for growing families.

On the ground floor, the covered porch entrance opens into a spacious hallway with downstairs cloakroom and understairs storage. There is a good sized front facing living room and the open plan kitchen/family room contains a generous dining area and double French doors onto the family garden, as well as a separate utility room with side access.

There are three bedrooms on the first floor - a spacious double bedroom with en-suite and a charming Juliet balcony with two further bedrooms served by a modern family bathroom. The top floor is given over to an impressive master bedroom with its own en-suite and plenty of storage space.

## KEY FEATURES

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Large home over three floors  
designed to offer extra space

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Luxury contemporary kitchen

---

Kitchen/family room leading to family garden

---

Utility with side access door

---

Generous top floor master bedroom with en-suite

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En-suite to second bedroom and two  
further spacious bedrooms









## Ground Floor:

### Living

4117mm (13'-6") x 3324mm (10'-11")

### WC

1912mm (6'-3") x 1450mm (4'-9")

### Utility

1912mm (6'-3") x 1419mm (4'-8")

### Kitchen-Dining

3132mm (10'-3") x 2909mm (9'-7")

## First Floor:

### Bedroom 2

3329mm (10'-11") x 3245mm (10'-8")

- En-Suite - 2588mm (8'-6") x 1821mm (6'-0")

### Bedroom 3

3245mm (10'-8") x 3173mm (10'-5")

### Bathroom

2180mm (7'-2") x 2180mm (7'-2")

### Bedroom 4

3173mm (10'-5") x 2180mm (7'-2")

## Second Floor:

### Master Bedroom

4601mm (15'-1") x 4376mm (14'-4")

### En-Suite 1

3300mm (10'-10") x 1738mm (5'-8")

### Store

2126mm (7'-0") x 1738mm (5'-8")

# The Lowder

A generously proportioned four bedroom detached home, The Lowder house style is the largest two storey property on Pippins Beck, commanding superb plots throughout the site.

The covered porch entrance opens into a spacious hallway which leads into a large living room, dual aspect snug, and airy open plan kitchen/family room.

Both the living room and kitchen feature bifold doors onto the large family garden. The kitchen benefits from a stunning central island feature and there is a separate utility room with storage.

On the first floor an impressive landing leads to four double bedrooms and a modern family bathroom. The spacious master bedroom features a charming Juliet balcony, en-suite and dressing area. The second bedroom is also dual aspect with Juliet balcony, and the two further double bedrooms offer generous accommodation and storage.

## KEY FEATURES

Commands superb plots throughout the site

Second Nature kitchen with stunning island

Separate living room

Spacious snug

Generous master bedroom with Juliet balcony, en-suite and dressing area

Detached garage with ample parking

Corner plot with a large family garden





## Ground Floor:

### Living Room

5720mm (18'-9") x 3661mm (12'-0")

### Snug/Dining Room

3794mm (12'-5") x 3211mm (10'-6")

### WC

1938mm (6'-4") x 1815mm (5'-11")

### Utility

2069mm (6'-9") x 1815mm (5'-11")

### Kitchen/Family

4783mm (15'-8") x 4448mm (14'-7")

### Sun Room

3729mm (12'-3") x 3279mm (10'-9")





## First Floor:

### Master Bedroom

4782mm (15'8") x 2750mm (9'-0")  
 - En-Suite – 2311mm (7'7") x 1586mm (5'-2")  
 - Dressing Area – 2352mm (7'-9") x 2348mm (7'-8")

### Bathroom

3211mm (10'-6") x 2101mm (6'-11")

### Bedroom 2

3462mm (11' 4") x 3211mm (10'-6")

### Bedroom 3

4024mm (13'-2") x 2782mm (9'-2")

### Bedroom 4

4024mm (13'-2") x 2782mm (9'-2")

# The Swinways

The Swinways is a delightful double fronted three-bedroom house style commanding key plots on the Pippins Beck development.

On the ground floor the impressive full-length kitchen/dining/family room features double French doors affording plenty of natural light in the dining area, a utility room and a spacious separate living room which is dual aspect.

On the first floor the generous master bedroom with en-suite also extends to full length. A modern family bathroom serves two further generous bedrooms.

## KEY FEATURES

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Full length kitchen/dining/family room

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Second Nature modern kitchen

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Separate spacious living room

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Utility room

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Downstairs cloakroom

---

Generous master bedroom with en-suite

---

Two further generous bedrooms

---

Detached garage (excluding plot 2)

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Family garden











SWINWAYS

TOFT

## Ground Floor:

### Living

5901mm (19'-4") x 3410mm (11'-2")

### WC

1624mm (5'-4") x 1162mm (3'-10")

### Utility

2152mm (7'-1") x 1658mm (5'-5")

### Kitchen-Dining

5934mm (19'-6") x 3155mm (10'-4")

## First Floor:

### Bedroom 1

3933mm (12'-11") x 3163mm (10'-5")

- En-Suite - 2145mm (7'-0") x 1883mm (6'-2")

### Bedroom 2

3221mm (10'-7") x 3100mm (10'-2")

### Bedroom 3

2716mm (8'-11") x 2580mm (8'-6")

### Bathroom

2350mm (7'-9") x 1729mm (5'-8")



# The Hartree

The Hartree is a spacious, three storey, five bedroom detached home, the largest property on Pippins Beck.

On the ground floor the generous living room opens onto a delightful roof lit sunroom which in turn opens onto the family garden. The open plan kitchen/family room, with stunning island feature, also leads to the garden via the sunroom through double bifold doors. A dual aspect snug provides additional living accommodation on the ground floor and there is also a separate utility room and downstairs cloakroom.

Four large double bedrooms on the first floor include the master bedroom with dressing area, en-suite and a charming Juliet balcony. Bedroom two also features a Juliet balcony and has direct access to the modern family bathroom. The top floor houses a further bathroom, fifth bedroom and a spacious office/study with elevated views.

## KEY FEATURES

Located on key plots throughout the site

Largest properties on the development

Second Nature kitchen with stunning island

Separate living room

Spacious snug

Generous master bedroom with Juliet balcony, en-suite and dressing area

Five substantial bedrooms

Large office

Double garage with ample parking

Corner plot with a large family garden









## Ground Floor:

### Living Room

5720mm (18'-9") x 3661mm (12'-0")

### Snug/Dining Room

3794mm (12'-5") x 3211mm (10'-6")

### WC

1938mm (6'-4") x 1815mm (5'-11")

### Utility

2069mm (6'-9") x 1815mm (5'-11")

### Kitchen/Family

4783mm (15'-8") x 4448mm (14'-7")

### Sunroom

3729mm (12'-3") x 3279mm (10'-9")

## First Floor:

### Master Bedroom

4782mm (15'-8") x 2750mm (9'-0")

- En-Suite - 2311mm (7'-7") x 1586mm (5'-2")

- Dressing Area - 2352mm (7'-9") x 2348mm (7'-8")

### Bathroom

3211mm (10'-6") x 2101mm (6'-11")

### Bedroom 2

3462mm (11'-4") x 3211mm (10'-6")

### Bedroom 3

4024mm (13'-2") x 2782mm (9'-2")

### Bedroom 4

4024mm (13'-2") x 2782mm (9'-2")

## Second Floor:

### Study/Home Office

3684mm (12'-1") x 3256mm (10'-8")

### Bedroom 5

4043mm (13'-3") x 3684mm (12'-1")

### Bathroom

2784mm (9'-2") x 2486mm (8'-2")

# The Mickle

The Mickle is an appealing, modern open plan house featuring a stunning full height glazed gallery with a suspended viewing area.

The kitchen/dining/living area sweeps round the ground floor giving this home a lovely light and open feel, in addition there is a separate study and downstairs cloakroom.

The airy first floor landing, lit by full height glazing, leads to the spacious master bedroom with en-suite and three further bedrooms which are served by a modern family bathroom.

## KEY FEATURES

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Located on key plots

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Floor to ceiling gallery with viewing area

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Open plan kitchen/dining/living room

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Second Nature kitchen

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Spacious master bedroom with en-suite

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Three further large bedrooms

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Family garden

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Detached garage with ample parking









## Ground Floor:

### Lounge

4201mm (13'-9") x 4064mm (13'-4")

### Dining Room

3345mm (11'-0") x 3255mm (10'-8")

### WC

1906mm (6'-3") x 1455mm (4'-9")

### Study

3345mm (11'-0") x 2101mm (6'-11")

### Kitchen

3824mm (12'-7") x 3064mm (10'-1")

## First Floor:

### Master Bedroom

3988mm (13'-1") x 3028mm (9'-11")

- En-Suite - 2296mm (7'-6") x 1779mm (5'-10")

### Bathroom

2153mm (7'-1") x 1984mm (6'-6")

### Bedroom 2

3421mm (11'-3") x 3028mm (9'-11")

### Bedroom 3

3479mm (11'-5") x 3075mm (10'-1")

### Bedroom 4

3338mm (10'-11") x 1650mm (5'-5")

# Home Specifications

		SWINWAYS	MICKLE	TOFT	FITCH	FINKLE	LOWDER	YOWLET	HARTREE
KITCHEN AND UTILITY ROOMS	Stylish British kitchen	•	•	•	•	•	•	•	•
	Choice of kitchen worktops, door frontals and handle	•	•	•	•	•	•	•	•
	Soft close doors and draw packs	•	•	•	•	•	•	•	•
	Quartz worktop	•	•	•	•	•	•	•	•
	Stainless steel sink and mixer tap	•	•	•	•	•	•	•	•
	Bora induction hob with down draft extractor	•	•	•	•	•	•	•	•
	Bosch multi function single oven	•	•	•	•	•	•	•	•
	Fridge / freezer	•	•	•	•	•	•	•	•
	Dishwasher	•	•	•	•	•	•	•	•
	Bosch microwave with grill - where possible	•	•	•	•	•	•	•	•
	30cm built in wine cooler	•	•	•	•	•	•	•	•
	Built in bin 2x35lt bin	•	•	•	•	•	•	•	•
	Under cupboard LED lighting to kitchen	•	•	•	•	•	•	•	•
BATHROOM, WC AND EN-SUITES	White Laufen Val range of sanitary-ware		•	•			•	•	•
	Rocca Gap range of sanitary-ware	•			•	•			
	Hansgrohe taps and fittings or similar approved	•	•	•	•	•	•	•	•
	Glass panelled shower enclosures	•	•	•	•	•	•	•	•
	Towel warmers to bathroom and en-suites	•	•	•	•	•	•	•	•
	Choice of wall tiling from Porcelanosa (half height to sanitary-ware walls full height to shower enc)	•	•	•	•	•	•	•	•
	Soft close toilet seat	•	•	•	•	•	•	•	•
	Bath with chrome pop up waste	•	•	•	•	•	•	•	•
	Low profile shower tray	•	•	•	•	•	•	•	•
	Tiled bath panel								

		SWINWAYS	MICKLE	TOFT	FITCH	FINKLE	LOWDER	YOWLET	HARTREE
ELECTRICAL	Solar panels with Inverter	•	•	•	•	•	•	•	•
	LED downlights to kitchen, bathroom and en-suites	•	•	•	•	•	•	•	•
	Low energy pendants to all other rooms	•	•	•	•	•	•	•	•
	External light to all external doors	•	•	•	•	•	•	•	•
	Sockets and switches satin stainless above kitchen and utility worktops	•	•	•	•	•	•	•	•
	Media plate to lounge and family room at 1500mm high, inclusive of SKY + termination points and terrestrial TV and CAT 6	•	•	•	•	•	•	•	•
	Terrestrial TV point to master bed	•	•	•	•	•	•	•	•
	Broadband connection	•	•	•	•	•	•	•	•
	USB types A & C sockets to master bedroom and kitchen	•	•	•	•	•	•	•	•
	Greenwood cv2.1 / Vent Axia DMEV extractor fans or agreed model	•	•	•	•	•	•	•	•
	Power and strip light to garages								
	IP socket to rear garden		•	•	•	•	•	•	•
	Electric car charging provision	•	•	•	•	•	•	•	•
	Light and power to loft	•	•	•	•	•	•	•	•
CENTRAL HEATING	Air source heat pump	•	•	•	•	•	•	•	•
	White radiators throughout	•	•	•	•	•	•	•	•
	Unvented hot water cylinder	•	•	•	•	•	•	•	•
	Towel warmers to bathroom & en-suite	•	•	•	•	•	•	•	•



		SWINWAYS	MICKLE	TOFT	FITCH	FINKLE	LOWDER	YOWLET	HARTREE
DECORATION	Ceilings - matt emulsion - brilliant white	•	•	•	•	•	•	•	•
	Walls - matt emulsion - brilliant white	•	•	•	•	•	•	•	•
	Woodwork - white satin	•	•	•	•	•	•	•	•
	Modern semi solid internal doors	•	•	•	•	•	•	•	•
	Contemporary choice of leaver door handles with stainless steel hinge	•	•	•	•	•	•	•	•
	195mm moulded OG skirting and 69mm moulded OG architraves complete with skirting blocks	•	•	•	•	•	•	•	•
SECURITY AND SAFETY	Hard wired smoke alarms	•	•	•	•	•	•	•	•
	DETA battery powered CO <sup>2</sup> alarm	•	•	•	•	•	•	•	•
	Double plug socket and single pendant light to garage	•	•	•	•	•	•	•	•
EXTERNAL	Natural slate roofs	•	•	•	•	•	•	•	•
	Plot specific natural sand stone elevations (see site plan for reference)	•	•	•	•	•	•	•	•
	Feature chimneys to selected plots	•	•	•	•	•	•	•	•
	Steel up and over garage doors	•	•	•	•	•	•	•	•
	UPVC Anthracite double glazed windows	•	•	•	•	•	•	•	•
	Low maintenance UPVC fascia's and barge-boards in anthracite	•	•	•	•	•	•	•	•
	Composite front door with brushed chrome ironmongery designed to secure by design	•	•	•	•	•	•	•	•

		SWINWAYS	MICKLE	TOFT	FITCH	FINKLE	LOWDER	YOWLET	HARTREE
EXTERNAL (CONT)	1.8m screen fence between plots	•	•	•	•	•	•	•	•
	Block paved drives (as specific site requirements)	•	•	•	•	•	•	•	•
	Porcelain flags to front of property	•	•	•	•	•	•	•	•
	Patio area constructed using Mayfair textured flag stones	•	•	•	•	•	•	•	•
	Turf to front garden	•	•	•	•	•	•	•	•
	Shrub planting to front garden as landscape design	•	•	•	•	•	•	•	•
	Topsoil rotavated and levelled to rear garden	•	•	•	•	•	•	•	•
	Outside tap to rear garden	•	•	•	•	•	•	•	•
	A management company will be appointed to maintain all communal areas with a annual fee payable	•	•	•	•	•	•	•	•

The specification shown in this leaflet is correct at the time of going to press. Quince Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change specification details. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

# Reserve your home

The first homes at  
Pippins Beck will be  
ready in Summer 2026.

Visit [www.quincehomes.co.uk](http://www.quincehomes.co.uk) to explore the development, view floorplans and register your interest. Follow us on social media to stay up to date with progress and availability or contact JH Homes:

📷 quince\_homes

📘 Quince Homes

☎ 01229 445004







# Social and ecological value of Pippins Beck

The Pippins Beck development – creating a beautiful new community in Ulverston – will bring a host of social and ecological benefits to the area, helping both people and nature to thrive.

To support the wider community, an £800,000 contribution to the local authority will help ensure that the growth prompted by the new homes is matched with the right local services.

This funding can be used to strengthen schools, healthcare and council provision, so that the needs of existing residents and new neighbours are met with care. Alongside this, almost half a million pounds has been invested in new infrastructure to keep the area moving smoothly.





The new Swarthmoor roundabout will ease congestion for people travelling across the locality, while new footpaths, cycleways, improved bus access and a new bus stop will help families in our new homes move around the area with ease.

But the benefits of Pippins Beck reach beyond human life and into the natural landscape that surrounds it. Nearly four kilometres of hedgerows and 491 trees will be planted across the site, creating green corridors where wildlife can settle and flourish. Purpose-built swift, swallow and bat boxes will be positioned around the community to support these native species, while carefully chosen planting will encourage bees and other pollinators, bringing a soft hum of life to the open spaces.

Hedgehog highways will weave through the grassland, offering our prickly neighbours a safer way to move around the site. Together, these measures ensure that Pippins Beck becomes a place where nature is not simply protected, but welcomed and nurtured.

All these adaptations will deliver a biodiversity net gain: the land will offer richer habitats, more varied planting and greater opportunities for wildlife than it had before. The development will leave a positive legacy for Ulverston - one that celebrates community, landscape and the quieter wonders of the natural world.

[sales@quincehomes.co.uk](mailto:sales@quincehomes.co.uk)



Protection for new-build home buyers

Please note, all plans and drawings are based on architects designs only.