

# PFK

1 Dacre Close, Moorhouse, Carlisle, Cumbria CA5 6EU

Guide Price £375,000







## LOCATION

The Pastures' is sited at the heart of Moorhouse, a quaint historic village positioned only five miles away from Carlisle city centre, in Cumbria, the Northwest of England.

A cosy old-style village pub, artisan smokery, jewellery studio, pet grooming parlour, and playground are but a few of the charming comforts found in the community's doorstep.

Carlisle has a wealth of history and heritage to explore as well as shopping and breath-taking countryside.

## PROPERTY DESCRIPTION

Welcome to 1 Dacre Close at The Pastures, where you'll discover one of the last remaining bungalows in this charming, spacious new cul-de-sac development. Alongside Plot 1, we also have Plots 4, 5 and 10 available, shown on the site plan included in the photos.

This delightful detached bungalow offers both comfort and energy efficiency, nestled within a friendly cul-de-sac at the heart of Moorhouse, a picturesque historic village just five miles from Carlisle city centre. Positioned on a large end plot, this home offers an expansive garden, perfect for enjoying outdoor activities and relaxation. Plus it's ready to move into now!

Inside, you'll find a thoughtfully designed layout perfect for today's busy lifestyles, featuring two double bedrooms, a well-appointed kitchen/dining area, a generously sized lounge, a sunroom with triple aspect views, a bathroom, en-suite facilities and an attached garage.

Crafted for those who appreciate quality, this home boasts British-made kitchen cabinetry with integrated appliances, luxurious bathroom suites and elegant natural oak doors.

Outside, premium clay bricks, authentic sandstone mullions, a block paved private driveway, double glazed windows, an electric garage door and neatly turfed garden with a flagged patio await you.

Constructed to exacting modern standards by award winning Cumbrian builder, Willan Living, this home is built in accordance with building regulations and LABC's technical requirements, and comes with a 10 year structural warranty, providing you with peace of mind for years to come.

## ACCOMMODATION

### Entrance hall

From the private driveway at the front of the home step into a lovely central hallway through a stunning oak front door crafted by renowned local carpenters. The hallway leads to most rooms in the home through natural oak internal doors in a timeless 'Suffolk' design and features a handy cloakroom/store cupboard.

### Lounge

4.5m x 4m (14' 9" x 13' 1") Along the central hallway find access to a wonderful primary reception room illuminated by natural light through dual aspect double glazed windows, which present views to the front and side of the home. The room features a television point, ample double sockets and provides plenty of space for furniture and soft seating.

### Kitchen/dining room

5m x 4m (16' 5" x 13' 1") Towards the end of the central hallway is an exceptional kitchen/dining room leading to a remarkable triple aspect sunroom which floods the space with natural light. A double-glazed window presents views to the side of the home while the sunroom offers vistas of the rear garden. There is a television point, ample double sockets and room for a dining table and chairs. The kitchen itself is very well-appointed with rigid cabinetry from UK based kitchen manufacturers, Symphony, soft closing drawers and doors, a composite granite sink, designer tap, integrated oven, induction hob, extractor fan, microwave, fridge-freezer and dishwasher.

## Sunroom

3.4m x 3.2m (11' 2" x 10' 6") An impressive triple aspect sunroom with full height double glazing to the gable end is perfectly suited at the back of the home catering for that sought after indoor/outdoor lifestyle, presenting access to a rear turfed garden and nicely flagged patio. There is ample double sockets and plenty of space for furniture.

## Bedroom 1

4.7m x 3.7m (15' 5" x 12' 2") Step off the central hallway into a delightfully spacious, light and airy master bedroom with its own private en-suite bathroom. There is a double-glazed window providing views of the rear garden, a television point, ample double sockets and plentiful space for a double bed, drawers and wardrobes.

### En-suite

Pass through bedroom 1 into a private en-suite bathroom presenting a good-sized walk-in shower enclosure with glass doors, chrome towel radiator, timeless painted vanity unit, basin, taps, shower system and WC from premium British bathroom label, Roper Rhodes. The room also features co-ordinating, modern, natural stone effect wall and floor tiles.

## Bathroom

A wonderfully equipped main bathroom is accessed from the central hallway which comes fitted with a durable bath, chrome towel radiator, timeless painted vanity unit, basin, taps, shower system and WC from premium British bathroom label, Roper Rhodes. The room also features co-ordinating, modern, natural stone effect wall and floor tiles.

## Bedroom 2

3.3m x 2.9m (10' 10" x 9' 6") A second bright and spacious double bedroom benefitting from double-glazed windows with an outlook to the front of the home. There is a television point, ample double sockets and adequate space for a double bed, bedside drawers and wardrobes.



## EXTERNALLY

### Garage

A neatly presented attached garage with an up and over sectional electric garage doors provides easy access from the front driveway. The hot water cylinder is situated in a corner of the garage, and there is plenty of room for storage or to keep certain sized vehicles if required.

### Driveway and gardens

To the front of the home is finished in a striking a combination of turf and block paving. With the private driveway offering ample space to park at least two cars, if not more. To the rear is a large fully enclosed turfed garden with a nicely flagged patio and biodiverse hedge planting. Flagged paths lead around the perimeter of the home and there is plentiful outside mains connected electrical lighting. There is an outside tap, outside electrical socket and infrastructure in place to install an EV car charging point.

## ADDITIONAL INFORMATION

### Heating system

The home is heated by an environmentally friendly, energy efficient Samsung and Joule air source heating system featuring underfloor heating, with thermostatic control panels in each room. The home is insulated to modern standards and comes with double glazed windows which further contribute to keeping heating cost down.

### Education

Burgh-by-Sands Primary School, Kirkbampton C of E Primary School and Great Orton Primary School are a short car or cycle journey away and all are rated 'Good' by Ofsted.

Richard Rose Morton Academy, Trinity C of E School, Newman Catholic School, and Richard Rose Central Academy are the closest secondary schools, located in Carlisle.

Independent private schools in the area include Austin Friars, Carlisle, and Lime House School, Dalston.

## Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee : Napthens LLP, Bendles LLP, Scott Duff & Co, Knights PLC, Newtons Ltd - completion of sale or purchase - £120 to £210 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2023 was £222.00; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

Electricity, water and drainage is connected to mains supplies. There is fibre internet connectivity.

Council Tax Band to be determined after build completion by the local Council.

A service charge of approximately £10.71 pcm applies.

Predicted energy rating: B

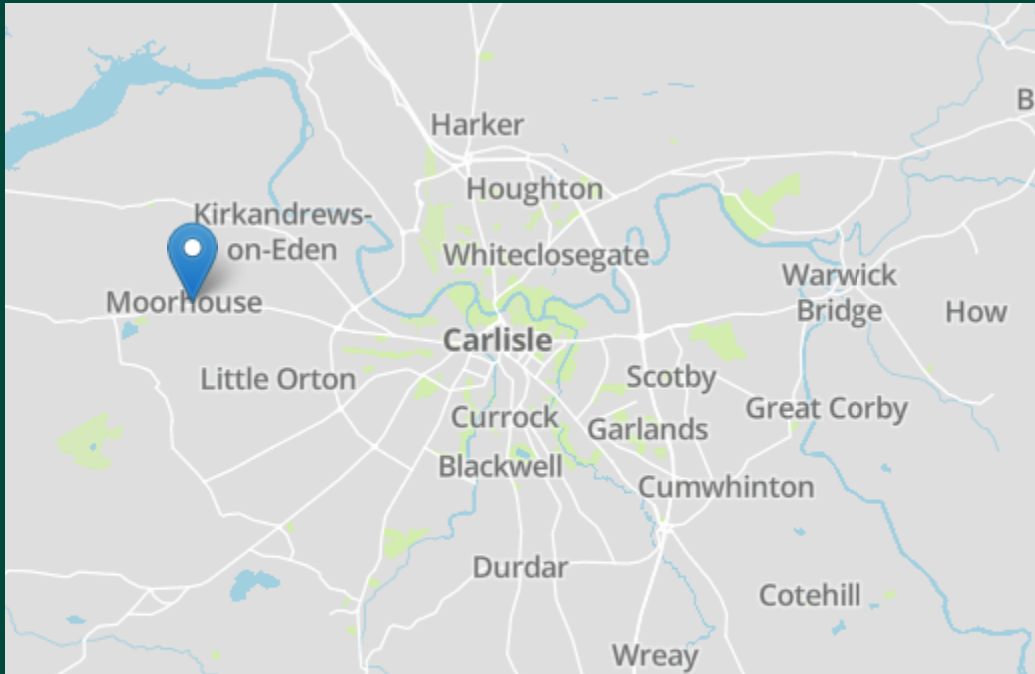
Tenure: Freehold


Viewing: Through our Carlisle office, 01228 558 666.

Directions: The Pastures development can be located with the postcode CA5 6ER, or alternatively by using What3Words: ///tenses.newspaper.lemons







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<small>EU Directive 2002/91/EC</small> 		
<b>England, Scotland &amp; Wales</b>		



Approximate total area<sup>(1)</sup>  
1143.12 ft<sup>2</sup>  
106.2 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate and should be used as a guide only. Please refer to the floor plan for illustrative purposes only.

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