

PFK

Portland, Crofton, Thursby, Carlisle CA5 6QB

Guide Price £585,000





LOCATION

'Portland,' is a stunning home nestled within the new 'Manor Farm' development, located within the historic grounds of Crofton. This charming area, part of Thursby, offers a unique blend of historical allure and contemporary living. Imagine waking up to the tranquillity of 'Manor Farm's' magnificent grounds, with acres of greenery right at your doorstep. Just 6.4 miles southwest lies Carlisle, a vibrant city with a rich cultural heritage. Here, you can savour the convenience of shopping, dining, and entertainment, all within easy reach. Nature enthusiasts will be thrilled by the easy access to the Northwest's most picturesque countryside. Escape the hustle and bustle whenever you desire, with scenic landscapes and outdoor adventures waiting for you.

PROPERTY DESCRIPTION

Step into 'Portland,' one of two new build homes thoughtfully designed in a traditional farmhouse style architecture, perfectly adapted for modern living. This distinguished residence comprises a highly sought after kitchen, seamlessly connected to the dining and family room, creating a welcoming heart for your home. The spacious lounge offers a cosy escape, while a dedicated study provides versatility for work or leisure. Convenience is paramount with a utility room and a practical WC. The attached garage ensures secure parking and additional storage space.

Upstairs, 'Portland' boasts four spacious double bedrooms, including a generously sized master suite, complete with an ensuite for added luxury. The stylishly appointed bathroom enhances your daily comfort. 'Portland' encapsulates the perfect blend of classic architecture and modern living, creating a place you'll be proud to call home.

Crafted with a discerning homeowner in mind, the home is a testament to quality and thoughtful design. The unique specification of the home features handcrafted British-made kitchen cabinetry adorned with integrated appliances, sumptuous bathroom suites, and the warmth of natural oak doors and glass balustrades.

From the outside, the home harmoniously blends the charm of traditional clay bricks and natural sandstone lintels and cills with modern additions. A welcoming block paved private driveway, energy efficient double glazed windows with UPVC frames, secure composite doors, a convenient electric garage door, and a neatly turfed garden with a delightful, flagged patio are all part of the package.

The home is constructed to the highest contemporary standards by the award winning Cumbrian builder, Willan Living, in full compliance with building regulations and stringent technical requirements. For your peace of mind, it also comes with a 10-year structural warranty. Moreover, its impressive energy efficiency not only makes it cosier but also environmentally friendly, ultimately reducing your household bills.

ACCOMMODATION

Entrance Hall

As you enter, the welcoming central hallway, secured by a thermally efficient composite front door, sets the tone for this exceptional home. You'll notice the timeless Suffolk design of natural oak internal doors leading to most of the ground floor rooms and providing access to the stairway.

Lounge

Step into the spacious primary reception room, where natural light pours in through triple aspect double glazed windows, providing delightful views to the front and side of the home. This room is well-equipped with a television point, ample double sockets, and plenty of space for your choice of furniture and comfortable seating.

Kitchen, Dining and Family Room

Located off the central hallway, the exceptional kitchen, dining and family room is a versatile space designed for modern living. Double glazed patio doors open to reveal vistas of the rear of the home, seamlessly connecting the indoors with the outdoors. This room features a television point, ample double sockets, and offers plenty of space for a large dining table and chairs, and additional soft seating. The kitchen is a culinary delight, featuring rigid cabinetry from renowned UK based kitchen manufacturers, Symphony. You'll enjoy the convenience of soft closing drawers and doors, a composite granite sink, designer tap, integrated double oven, induction hob, extractor fan, microwave, fridge-freezer, and dishwasher. Plus, there's the option for new homeowners to choose their preferred kitchen details from a predetermined range, depending on the build stage.

Study

Accessible via the central hallway, you'll find a generously proportioned study that offers remarkable versatility, whether you seek a private workspace, a creative sanctuary, or a place for peaceful contemplation. A double glazed window provides a view to the front of the home.

Landing

As you ascend the stairway, adorned with an oak and glass balustrade, you'll arrive at the upstairs landing.

Bedroom One

The delightfully spacious master bedroom is bathed in natural light and features its own private en-suite bathroom. Two double glazed windows offer views to the rear of the home, while ample double sockets, a television point, and generous space make it perfect for a double bed, drawers, and wardrobes.

En-Suite

Pass through the master bedroom into the private en-suite bathroom, featuring a roomy walk-in shower enclosure with glass doors, a modern towel radiator, a vanity unit, basin, taps, and WC from the premium British bathroom label, Roper Rhodes. The en-suite also boasts coordinating modern, natural stone effect wall and floor tiles and a double glazed window facing the side of the home. New homeowners may have the opportunity to personalise the en-suite with tiles and vanity unit colour options, depending on the build stage.

Bathroom

The main bathroom is elegantly equipped with a freestanding bath, modern towel radiator, a vanity unit, basin, taps, and WC, all from Roper Rhodes. The room features coordinating modern, natural stone effect wall and floor tiles, and, like the en-suite, new homeowners may have the opportunity to choose their preferred tiles and vanity unit colour options, depending on the build stage.

Bedroom Two, Three, and Four

These bright and spacious double bedrooms feature double glazed windows with views of either the front or rear of the home, ample double sockets, and adequate space for a double bed, drawers, and wardrobes.

Utility Room

Accessed via the central hallway, the utility room features rigid Symphony cabinetry, a composite granite sink, and a designer tap. New homeowners have the flexibility to install their own freestanding undercounter appliances.

WC

A convenient WC, accessed from the central hallway, includes sanitaryware from Roper Rhodes and a vanity unit for added luxury.

EXTERNALLY

Garage

A neatly presented attached garage with an up and over sectional electric garage door provides easy access from the front driveway. It's a versatile space with room for storage or for keeping certain sized vehicles.

Driveways and Gardens

A practical block-paved driveway offers private parking spaces for your convenience. The large enclosed turfed garden is complemented by a flagged patio and flagged paths surrounding the perimeter. Outdoor mains-connected electrical lighting, an outside tap, and an outside electrical socket enhance the functionality of this space. Additionally, there's infrastructure in place for the installation of an EV car charging point, providing modern amenities to meet your needs.

ADDITIONAL INFORMATION

Heating System

The home is heated by an environmentally friendly and energy efficient Samsung and Joule air source heating system, featuring underfloor heating with thermostatic control panels in each room. Modern insulation and double glazed windows contribute to energy efficiency, making it not only warmer and better for the environment but also reducing your heating costs.

Education

'Manor Farm' offers access to several excellent primary schools, ensuring a fantastic education for children. In order of proximity, you have Thursby Primary School, Rosley CofE School, Great Orton Primary School, and Wiggonby CofE School, all with a 'Good' Ofsted rating. The closest secondary school, Caldew School, also holds a 'Good' Ofsted rating, making it a convenient choice for the next stage of your child's education journey.

Referral & Other Payments

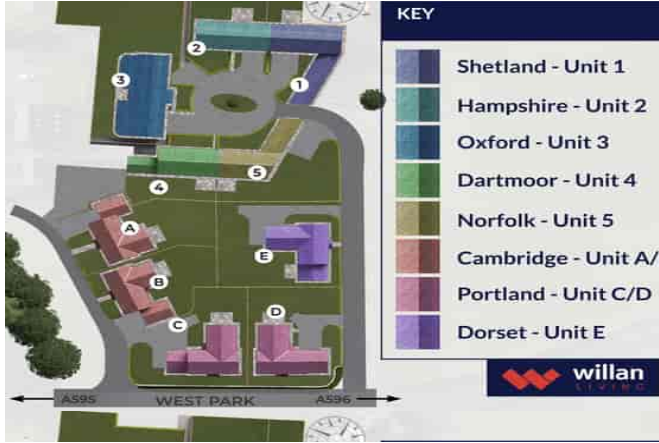
PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive 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.

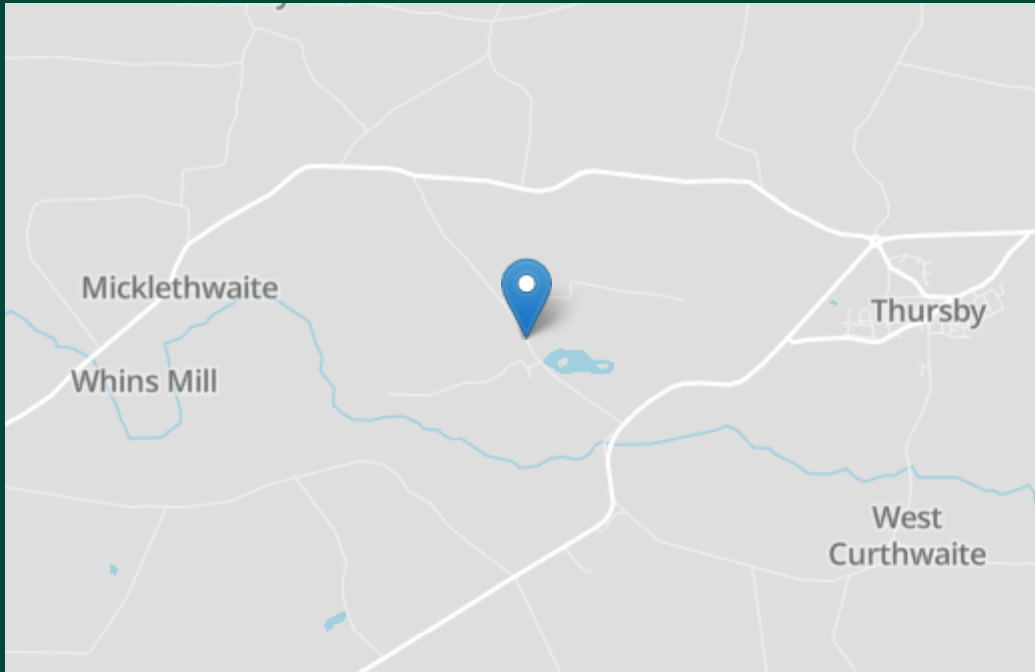
SALE DETAILS

Electricity and water is connected to mains supplies. Drainage is private. There is fibre internet connectivity. Council Tax Band to be determined after build completion by the local Council. A service charge of approximately £37pcm applies. Predicted energy rating: B. Tenure: Freehold.

Viewing: Through our Carlisle office, 01228 558 666.

Directions: The Manor Farm development can be located with the postcode CA5 6QB, or alternatively by using What3Words: [:///income.budgeted.panoramic](#)





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GROUND FLOOR PLAN

FIRST FLOOR PLAN

Unit C - Portland

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxDrawings.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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GROUND FLOOR PLAN

FIRST FLOOR PLAN

Unit D - Portland

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