

PFK

Oxford, Crofton, Thursby, Carlisle CA5 6QB

Guide Price £750,000





LOCATION

'Oxford,' 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

Anticipated build completion: Autumn-Winter 2024

This expansive 4-bedroom barn conversion is progressing swiftly and promises a blend of countryside charm and contemporary luxury. By visiting the site, you can see the transformation firsthand and feel the character of this unique property as it takes shape. With anticipated completion in autumn-winter 2024, early viewings are encouraged to fully experience the space and setting.

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 a double glazed window, providing a view to the front of the home. Patio doors from the adjacent sunroom open to reveal the serene rear garden. This room is well equipped with a television point, ample double sockets, and plenty of space for furniture and comfortable seating.

Sunroom 1

Connected to the lounge, this sunroom is a versatile space that can serve various purposes, whether you need a peaceful retreat, a workspace, or a recreational area. Sunlight bathes the room through double glazed patio doors, offering views of the rear garden. It's an ideal spot to enjoy the outdoor surroundings while staying cosy indoors. The room is well-equipped with a television point, ample double sockets for your convenience, and space for your choice of furniture and comfortable seating.

Kitchen, Dining and Family Room

To the right of the central hallway, you'll find an exceptional and versatile kitchen, dining, and family room. Double glazed patio doors grant views to the side of the home, while a full-height double glazed window offers a glimpse of the front of the home. The adjacent sunroom provides scenic views of the rear garden. This multifunctional space is well equipped with a television point, ample double sockets, and offers room for a dining table and chairs, as well as additional soft seating. It's the perfect area for family gatherings, entertaining, and everyday living.

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.

Sunroom 2

Connected to the kitchen, dining, and family room, this is one of two sunrooms that grace the property. Double glazed patio doors provide views of the rear garden, seamlessly connecting the indoors with the outdoors. This space is well equipped with ample double sockets, a television point, and offers plenty of room for comfortable seating.

Landing

As you ascend the stairway, adorned with an oak and glass balustrade, you'll arrive at the upstairs landing. It offers access to most of the first floor rooms and includes a handy linen storage cupboard.

Bedroom One

The delightfully spacious master bedroom is flooded with natural light, creating a warm and inviting atmosphere. A stunning full height double glazed window provides lovely views to the side of the home. This room is well equipped with ample double sockets, a television point, and abundant space, making it perfect for a double bed, drawers, and wardrobes. Additionally, the master bedroom boasts its own private en-suite bathroom, offering convenience and privacy.

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 front 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 the front and side of the home, ample double sockets, and adequate space for a double bed, drawers, and wardrobes.

Utility Room

Conveniently accessed via the kitchen, the utility room is a well organised space featuring rigid Symphony cabinetry, a composite granite sink, and a designer tap. It offers new homeowners the flexibility to install their preferred freestanding undercounter appliances. The utility room also provides direct access to the rear garden, making it practical for outdoor tasks like hanging out laundry to dry.

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.

External store

A highly practical external store that can be accessed both from the garage and the rear garden. It's a versatile space that adds convenience to your storage needs.

Driveways and Gardens

To the front of the home, is a beautifully landscaped courtyard and a block paved driveway which offers private parking spaces. The large, fully enclosed, turfed garden at the rear features a flagged patio and flagged paths around the perimeter. Additionally, there's outside mains connected electrical lighting, an outside tap, an outside electrical socket, and infrastructure for the installation of an EV car charging point.

ADDITIONAL INFORMATION

Approximate internal area

247.9m² (excl. garage)

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 Penrith office, 01768 862135.

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

External Store 4.39x3.09m
 Sunroom/ Boot Room 3.75x3.08m
 Utility Room 3.32x3.08m
 Sun Room 4.62x2.92m
 Kitchen/Dining 7.74x5.19m
 Lounge 5.05x5.19m
 Garage 4.39x5.19m

Bedroom 4 3.09x5.19m
 Bedroom 3 3.63x3.80m
 Bedroom 2 3.33x3.80m
 Main Bedroom 3.68x5.18m

Bathroom
 Shower
 En-suite

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxroom.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.

Unit 3 - Oxford

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	81	
(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	