

# PFK

3 Priors Garth, Wetheral, Carlisle, Cumbria CA4 8HJ

Guide Price: £650,000





## LOCATION

The ever popular village of Wetheral sits above the river Eden, five miles east of Carlisle, providing an excellent range of local amenities including village shop and Post Office, doctors surgery, The Wheatsheaf Inn, Fantails Restaurant and the Crown Hotel with leisure club. The area offers delightful river and countryside walks and has good transport links, being situated within three miles of the A69 Carlisle to Newcastle road, with easy access to the M6 and rail and bus links to Carlisle city centre. The Eden Valley, Hadrian's Wall and the Lake District National Park are all within easy reach.

## PROPERTY DESCRIPTION

Awaits your personal touch for kitchen and flooring choices, 3 Priors Garth presents itself as a splendid 3-bedroom detached dormer bungalow. This top-tier detached residence is situated in the prestigious and sought-after village of Wetheral. Nestled within an exclusive modern development in this coveted village, the property boasts zoned underfloor heating, solar panels, and an anticipated A-rated EPC. With meticulous design and energy-efficient features, this home is poised to shape your future. Secure your place in this desirable living space.

This superior home offers an incredible high specification finish as standard, all internal doors are oak, floor coverings are either luxury vinyl tile or carpet and all rooms have independent zone controlled underfloor heating. There are solar PV panels and a Yale alarm system and all rooms have high speed internet, TV connection points and USB sockets. Externally, not one but two block paved driveway provides ample parking and the property comes with the additional benefit of EV charging point - a great advantage for modern day living. A detached garage with electric door provides further parking. To the rear, is a large walled garden with patio area, power points and external water tap.

If you wish to make a reservation on this property you can do so with a reservation fee, please contact our office for more details.

Once reserved you will be able to select your own personal choices for the finish and we can advise that the following sums are included within the price, however if you wanted to make any upgrades you would be welcome to:

Provisional sum of £20,000 for the supply and fitting of Kitchen/ Utility & appliances.

Provisional sum of £10,000 for the supply of all sanitary ware and bathroom furniture.

Provisional sum of £2,000 for the supply and fitting of a fireplace / surround and electric fire.

Provisional sum of £8,000 for the supply and fitting of carpets and flooring.

Fully turfed garden area.

Yale alarm system.

Decoration, with the final choice of paint colours at the discretion of the purchaser.

## ACCOMMODATION

### GROUND FLOOR

#### Entrance Hallway

Access via covered external porch, with understairs storage and doors to cloakroom WC, living room, bedroom 1 and kitchen. Access to stairs to first floor.

#### Living Room

7.26m x 3.53m (23' 10" x 11' 7") Dual aspect room.

#### Cloakroom WC

2.10m x 1.40m (6' 11" x 4' 7")

#### Kitchen

5.78m x 3.70m (19' 0" x 12' 2") With provision for large central island unit, door to utility room and open plan to sun room.

#### Sun Room

4.27m x 3.74m (14' 0" x 12' 3") Vaulted ceiling with solar powered remote control Velux roof lights, French doors to rear garden.

#### Utility Room

2.17m x 2.09m (7' 1" x 6' 10") With door to the rear garden.

#### Bedroom 1

4.00m x 3.75m (13' 1" x 12' 4") with door to en-suite.

#### En-suite

2.70m x 1.32m (8' 10" x 4' 4")

## FIRST FLOOR

#### Landing

With solar panel remote control Velux roof light, large storage cupboard and tank cupboard and doors off to;

#### Bedroom 2

6.22m x 4.05m (20' 5" x 13' 3") With built in storage.

#### Bathroom

3.27m x 1.81m (10' 9" x 5' 11") With solar panel remote control Velux roof light.

#### Bedroom 3

5.25m x 3.52m (17' 3" x 11' 7") With built in storage.

## EXTERNALLY

### Private Driveway Parking

Two generous block paved driveways provide ample parking and electric vehicle charging point.

### Detached Garage

5.48m x 3.31m (18' 0" x 10' 10") With electric door, power and light and side pedestrian access door to the rear garden. The central heating boiler is housed in the garage and solar PV control unit.

### Gardens

A front lawn with pedestrian access to the property to an enclosed rear garden with large patio seating area, lawn, external water tap and power sockets.

## ADDITIONAL INFORMATION

### Tenure & EPC

Tenure - Freehold

EPC - TBC (predicted A)

## Personal Interest Declaration

Estate Agency Act 1979 Please be advised the seller is an associate of PFK Estate Agents.

## Management Company

Priors Garth Wetheral Ltd, Company Registration Number: 13393968, is the Management Company for the site. On completion of the last plot sale at the development, the road will be transferred to the Management Company and each of the owners of the plots will be issued with a share in the company. The seller does not intend to apply the service charge in respect of maintenance and repair of the road whilst the site is being developed.

## 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 2022 was £260.48; 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.

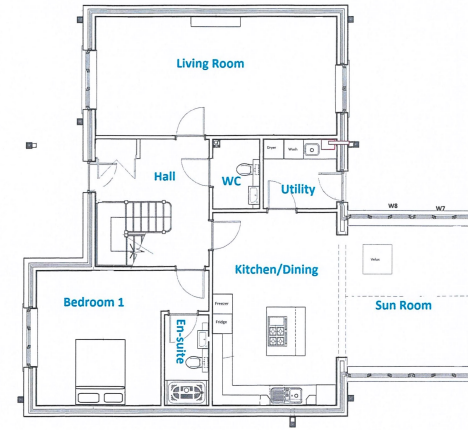
## SALE DETAILS

Mains electricity, gas, water & drainage; gas central heating; plus solar PV panels, double glazing installed throughout; telephone & broadband connections installed subject to BT regulations. Please note: The mention of any appliances/services within these particulars does not imply that they are in full and efficient working order.

Viewing: Through our Carlisle office, 01228 558 666.

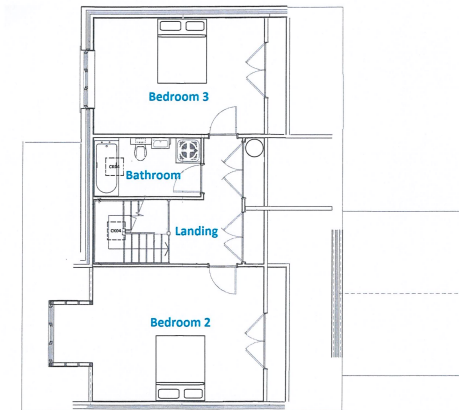
Directions: 3 Priors Garth can be located with the postcode CA4 8HJ and identified by a PFK 'For Sale' board. Alternatively you can use What3Words ///nibbles.saucepan.smothered





Total Ground Floor Area  
Approx 1015 Sq ft

Ground Floor Layout  
Plot 3  
Priors Garth  
Wetheral  
Approx Scale 1:100



Approx First Floor Area = 640 Sq ft

First Floor Layout  
Plot 3  
Priors Garth  
Wetheral  
Approx Scale 1:100