

PFK

Manor Farm Newbuilds, Crofton, Thursby, Carlisle CA5 6QB

From £525,000





LOCATION

Nestled within the new Manor Farm development in the historic grounds of Crofton, Thursby, these stunning homes offer a unique blend of historical allure and contemporary living. Wake up to the tranquillity of Manor Farm's magnificent grounds, with acres of greenery at your doorstep. Just 6.4 miles southwest lies Carlisle, a vibrant city with shopping, dining, and entertainment within easy reach. Nature enthusiasts will appreciate the easy access to the Northwest's most picturesque countryside, providing a perfect escape whenever desired.

PROPERTY DESCRIPTION

Discover the epitome of modern living at Manor Farm, Thursby, where our exclusive collection of five new build farmhouses seamlessly blends traditional charm with contemporary luxury. Crafted by the esteemed Cumbrian builder, Willan Living, these homes are meticulously designed for your comfort and satisfaction.

Each farmhouse boasts spacious and high-specification living spaces, featuring a sought-after kitchen, dining, family room, spacious lounge, study, utility room, WC, garage, four double bedrooms, contemporary bathrooms, and ensembles. Two of these homes even offer the indulgence of a dedicated dressing room.

Revel in the special specifications, including stunning British-made kitchen cabinetry, integrated appliances, oak and glass balustrades, oak internal doors, and luxurious bathroom fittings, such as walk-in showers and free-standing baths.

Built with precision and care, Willan Living guarantees the structural integrity of each residence with a 10-year warranty, offering you peace of mind. The impressive energy efficiency of each home not only adds cosiness but also contributes to environmental friendliness, ultimately reducing your household bills.

From the exterior, these homes effortlessly blend the warmth of traditional clay bricks and natural sandstone lintels and cills with modern elements. 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 complete the picture of your dream home.

Choose from five distinctive new build farmhouses, with the unique opportunity to personalise your kitchen and bathroom finishes based on the build's progress. Secure your early reservation to enjoy this exceptional offering.

ADDITIONAL INFORMATION

Heating system

Enjoy the warmth of an environmentally friendly and energy-efficient Samsung and Joule air source heating system. Featuring underfloor heating with thermostatic control panels in each room, combined with modern insulation and double-glazed windows, these homes not only provide comfort but also contribute to energy efficiency, reducing your heating costs.

Education

Manor Farm provides access to excellent primary schools, including 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, ensuring a convenient and quality education for your child's 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

Benefit from mains-connected electricity and water, with private drainage and fibre internet connectivity.

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

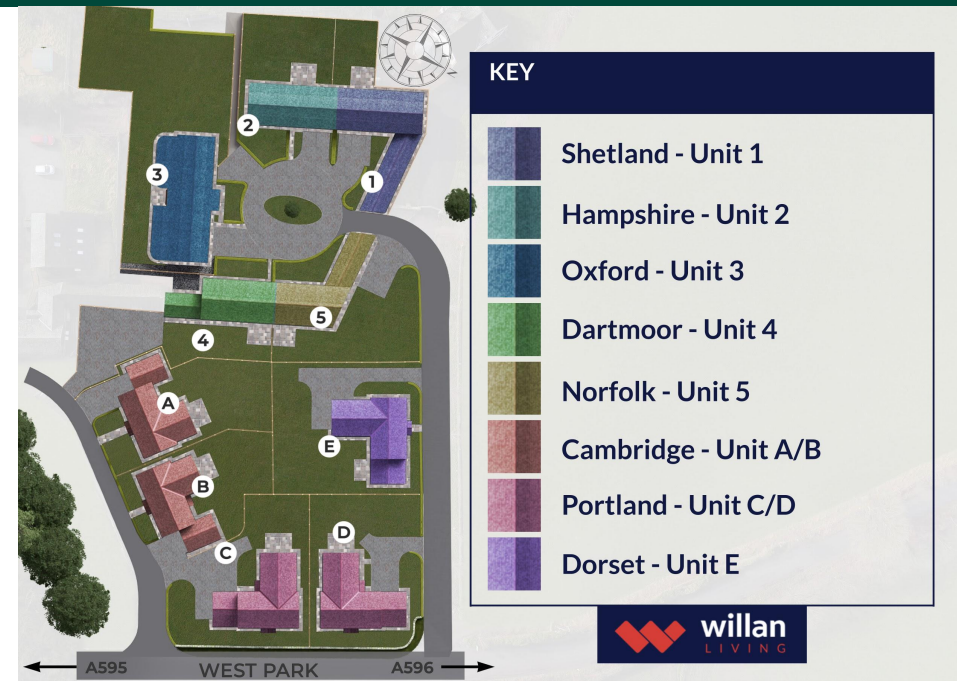
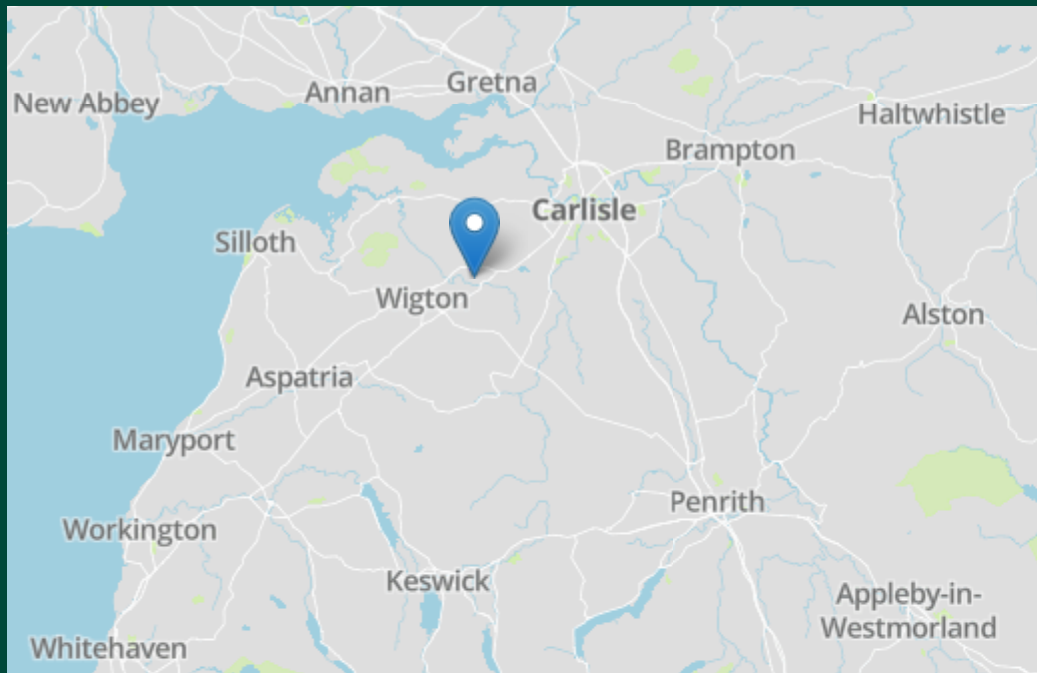
A service charge of approximately £37 pcm applies.

The predicted energy rating is B, and the property is offered as 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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	83	
(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	

