

# PFK

Dartmoor, Crofton, Thursby, Carlisle CA5 6QB

Guide Price £475,000







## LOCATION

'Dartmoor,' 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

Introducing 'Dartmoor,' a generously proportioned four bedroom detached barn conversion meticulously crafted for modern living. This residence showcases an expansive, highly sought after kitchen seamlessly integrated with a spacious dining and family room, making it the heart of your home. The sizable lounge offers a perfect space for relaxation and entertainment. Additional features include a practical utility room, a convenient WC, and stylishly appointed bathroom and en-suite facilities. 'Dartmoor' is a celebration of space, comfort, and contemporary living.

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 the original barn stone and a slate roof 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

Secured by a thermally efficient composite front door, the central hallway welcomes you into the home. It features natural oak internal doors, in a timeless Suffolk design, that lead to most of the ground floor rooms and provide access to the stairway.

### Lounge

Enter the spacious primary reception room, where dual aspect double glazed windows provide views to both the front and rear 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

On the left side of the central hallway, you'll find the exceptional kitchen, dining, and family room. This versatile space is bathed in natural light through a series of double glazed windows and patio doors, offering views to both the front and rear of the home. It's well equipped with a television point, ample double sockets, and provides room for a dining table and chairs, as well as additional soft seating. This is 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.

### Landing

As you ascend the stairway, adorned with an oak and glass balustrade, you'll arrive at the upstairs landing, which offers access to most of the first floor rooms.

### Bedroom One

The delightfully spacious master bedroom is a haven of comfort, complete with its own private en-suite bathroom. Two double glazed windows provide lovely views to the front of the home, allowing natural light to flood the room. 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. 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 kitchen, the utility room is well equipped with rigid Symphony cabinetry, a composite granite sink, and a designer tap. New homeowners have the flexibility to install their preferred freestanding undercounter appliances. Conveniently, the utility room offers easy access to the outdoors, making it practical for hanging out laundry to dry.

## WC

Easily accessible from the utility hallway off the kitchen, this WC offers a touch of luxury. It features sanitaryware from Roper Rhodes and includes a vanity unit for added luxury.

## EXTERNALLY

### Driveways and Gardens

To the front of the home, a practical block paved driveway provides private parking spaces for your convenience. The enclosed turfed garden boasts a flagged patio and flagged paths around the perimeter. Outdoor mains connected electrical lighting, an outside tap, an outside electrical socket and infrastructure in place for the installation of an EV car charging point, enhance the functionality of this space.

## ADDITIONAL INFORMATION

### Approximate internal area

164.2m<sup>2</sup>

### 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 : Naphthens 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.

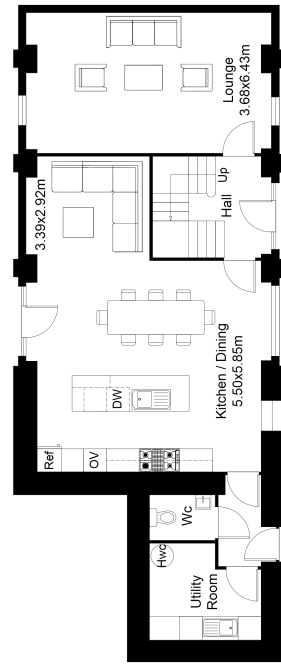
Viewing: Through our Carlisle office, 01228 558 666.

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

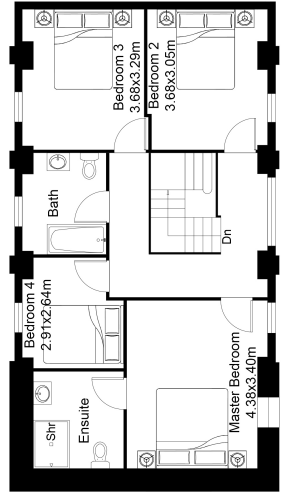






**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

This floor plan, including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.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 4 - Dartmoor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>98</b>
(81-91) <b>B</b>	<b>81</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>		