

PFK

Manor Farm Barn Conversions, Crofton, Thursby, Carlisle CA5 6QB

From £475,000





LOCATION

Discover the joy of living in Manor Farm, a development nestled within the historic grounds of Crofton, part of the charming Thursby area. 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 offering 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

Welcome to Manor Farm, Thursby, where modern living meets timeless charm in our unique collection of beautifully crafted barn conversions. Designed by the award-winning local home builder, Willan Living, each home is a testament to quality and craftsmanship, ensuring your living experience is nothing short of exceptional.

Step into expansive living spaces that redefine comfort, featuring a highly desirable kitchen, dining, family room, a spacious lounge, and four generously appointed bedrooms; some even offering the option of a fifth bedroom. Contemporary bathrooms and ensembles, utility rooms, and the possibility of a study or sunroom add to the allure of these homes.

Built with precision and care, each residence by Willan Living comes with a 10-year structural warranty, providing you with extra peace of mind. The special specifications include stunning British-made kitchen cabinetry with integrated appliances, oak and glass balustrades, oak internal doors, and luxurious bathroom fittings, including walk-in showers and free-standing baths for a touch of indulgence.

From the outside, the homes seamlessly blend the charm of original barn stone and slate roofs 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 complete the package.

Choose from five distinct barn conversions, each surrounding a lovely central courtyard, with the opportunity to personalise your kitchen and bathroom finishes based on the build's progress; secure your early reservation to benefit from this unique offering.

ADDITIONAL INFORMATION

Heating system

Keeping you warm and environmentally conscious, the homes are heated by a 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, this system not only ensures warmth but also contributes to energy efficiency, reducing your household bills.

Education

Education is at your fingertips with access to several 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

Electricity and water are connected to mains supplies, with private drainage and fibre internet connectivity.

Council tax band to be determined after build completion by the local Council.

A service charge of approximately £37 pcm applies.

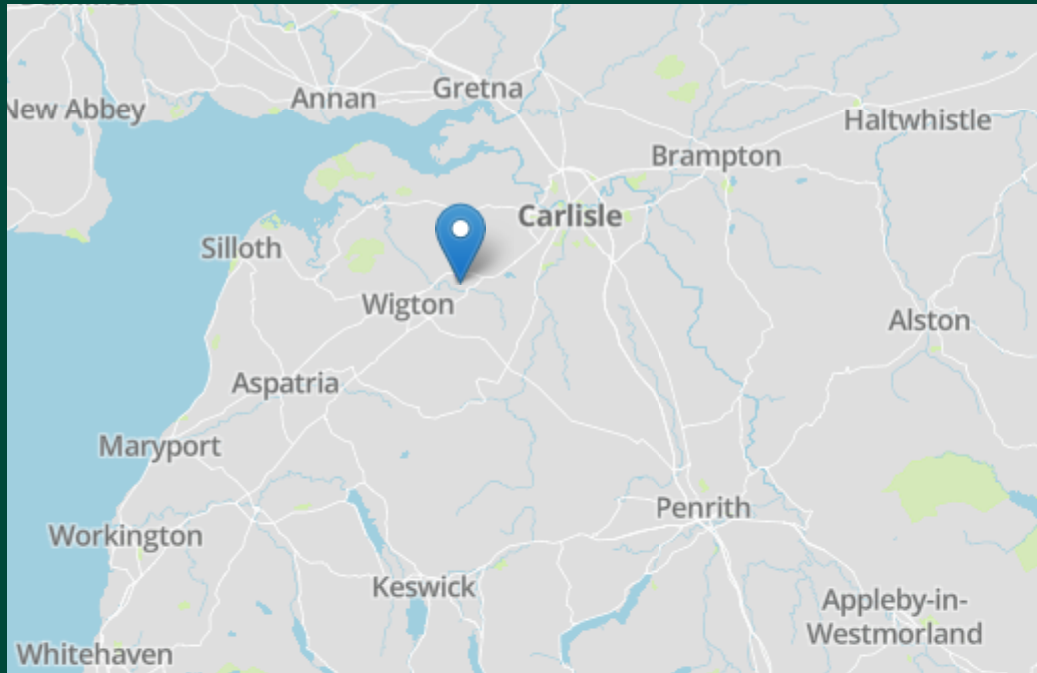
The predicted energy rating is B and the property is offered as a Freehold.

Outdoor mains-connected electrical lighting, an outside tap, an outside electrical socket, and infrastructure for an EV car charging point add modern conveniences to your outdoor space.

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		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			
EU Directive 2002/91/EC			

