

PFK

Herdwick, Monkhill Road, Moorhouse, Carlisle CA5 6ER

Guide Price £385,000





LOCATION

The Pastures' is sited at the heart of Moorhouse, a quaint historic village positioned only five miles away from Carlisle city centre, in Cumbria, the Northwest of England.

A cosy old-style village pub, artisan smokery, jewellery studio, pet grooming parlour, and playground are but a few of the charming comforts found in the community's doorstep.

Carlisle has a wealth of history and heritage to explore as well as shopping and breath-taking countryside.

PROPERTY DESCRIPTION

The two remaining available 'Herdwick' bungalows are numbers 3 & 8, the site plan included in the photos indicates the positioning of those plots, within this beautifully arranged, spacious new cul-de-sac development.

The 'Herdwick' is an attractive new energy efficient detached bungalow located within a small welcoming cul-de-sac in the heart of Moorhouse, a quaint historic village, positioned only five miles away from Carlisle city centre.

As well as presenting an enhanced specification both inside and out the home offers a versatile layout suiting today's busy modern lifestyle including three double bedrooms, a well-equipped kitchen/dining room, spacious lounge, triple aspect sunroom, bathroom, en-suite, utility room and attached garage.

Designed for owners who appreciate quality the home's unique specification incorporates beautiful British-made kitchen cabinetry with integrated appliances, luxurious bathroom suites and natural oak doors.

While on the outside you'll find premium clay bricks, real sandstone mullions, block paved private driveway, double glazed windows, electric garage door and a neatly turfed garden featuring a flagged patio.

The home is built to the highest modern standards by award-winning Cumbrian builder, Willan Living, in accordance with building regulations and LABC's technical requirements, and comes with a 10 year structural warranty for that extra peace of mind.

ACCOMMODATION

Entrance hall

From the private driveway at the front of the home step into a lovely central hallway through a stunning oak front door crafted by renowned local carpenters. The hallway leads to most rooms in the home through natural oak internal doors in a timeless 'Suffolk' design and features a handy cloakroom/store cupboard.

Lounge

4.6m x 4m (15' 1" x 13' 1") Along the central hallway find access to a wonderful primary reception room illuminated by natural light through dual aspect double glazed windows, which present views to the front and side of the home. The room features a television point, ample double sockets and provides plenty of space for furniture and soft seating.

Kitchen/dining room

4.6m x 4m (15' 1" x 13' 1") Towards the end of the central hallway is an exceptional kitchen/dining room leading to a remarkable triple aspect sunroom which floods the space with natural light, and a utility room. A double-glazed window presents views to the side/back of the home while the sunroom offers vistas of the rear garden. There is a television point, ample double sockets and room for a dining table and chairs (or perhaps add an kitchen island as illustrated).

The kitchen itself is very well-appointed with rigid cabinetry from UK based kitchen manufacturers, Symphony, soft closing drawers and doors, a composite granite sink, designer tap, integrated oven, induction hob, extractor fan, microwave, fridge-freezer and dishwasher.

Sunroom

3.5m x 3m (11' 6" x 9' 10") An impressive triple aspect sunroom with full height double glazing to the gable end is perfectly suited at the side/back of the home catering for that sought after indoor/outdoor lifestyle, presenting access to a rear turfed garden and nicely flagged patio. There is ample double sockets and plenty of space for furniture.

Utility room

2.3m x 1.8m (7' 7" x 5' 11") Accessed via the kitchen is a useful utility room complete with rigid Symphony cabinetry, a composite granite sink and designer tap. There is space for the new homeowners to install their own freestanding undercounter washing machine. The utility room has direct access to the outside of the home making it convenient for hanging out laundry out to dry.

Bedroom 1

4m x 3.5m (13' 1" x 11' 6") Step off the central hallway into a delightfully spacious, light and airy master bedroom with its own private en-suite bathroom. There is a double-glazed window providing views of the rear garden, a television point, ample double sockets and plentiful space for a double bed, drawers and wardrobes.

En-suite

Pass through bedroom 1 into a private en-suite bathroom presenting a good-sized walk-in shower enclosure with glass doors, chrome towel radiator, timeless painted vanity unit, basin, taps, shower system and WC from premium British bathroom label, Roper Rhodes. The room also features co-ordinating, modern, natural stone effect wall and floor tiles.

Bathroom

A wonderfully equipped main bathroom is accessed from the central hallway which comes fitted with a durable bath, chrome towel radiator, timeless painted vanity unit, basin, taps, shower system and WC from premium British bathroom label, Roper Rhodes. The room also features co-ordinating, modern, natural stone effect wall and floor tiles.

Bedroom 2

3.6m x 3.3m (11' 10" x 10' 10") A second bright and spacious double bedroom benefitting from double-glazed windows with an outlook to the front of the home. There is a television point, ample double sockets and adequate space for a double bed, drawers and wardrobes.

Bedroom 3

3.7m x 2.6m (12' 2" x 8' 6") A third bright and spacious double bedroom benefitting from double-glazed windows with an outlook to the rear garden. There is a television point, ample double sockets and adequate space for a double bed, bedside drawers and wardrobes.

EXTERNALLY

Garage

A neatly presented attached garage with an up and over sectional electric garage doors provides easy access from the front driveway. The hot water cylinder is situated in a corner of the garage, and there is plenty of room for storage or to keep certain sized vehicles if required.

Driveway and gardens

To the front of the home is finished in a striking a combination of turf and block paving. With the private driveway offering ample space to park at least two cars, if not more. To the rear is a large fully enclosed turfed garden with a nicely flagged patio and biodiverse hedge planting. Flagged paths lead around the perimeter of the home and there is plentiful outside mains connected electrical lighting. There is an outside tap, outside electrical socket and infrastructure in place to install an EV car charging point.

ADDITIONAL INFORMATION

Heating system

The home is heated by an environmentally friendly, energy efficient Samsung and Joule air source heating system featuring underfloor heating, with thermostatic control panels in each room. The home is insulated to modern standards and comes with double glazed windows which further contribute to keeping heating cost down.

Education

Burgh-by-Sands Primary School, Kirkbampton C of E Primary School and Great Orton Primary School are a short car or cycle journey away and all are rated 'Good' by Ofsted.

Richard Rose Morton Academy, Trinity C of E School, Newman Catholic School, and Richard Rose Central Academy are the closest secondary schools, located in Carlisle.

Independent private schools in the area include Austin Friars, Carlisle, and Lime House School, Dalston.

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, water and drainage is connected to mains supplies. There is fibre internet connectivity.

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

A service charge of approximately £10.71pcm applies.

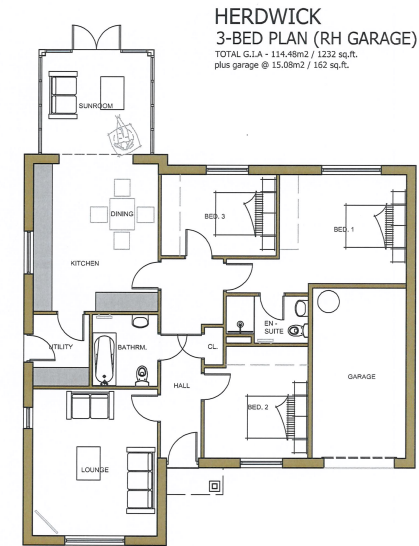
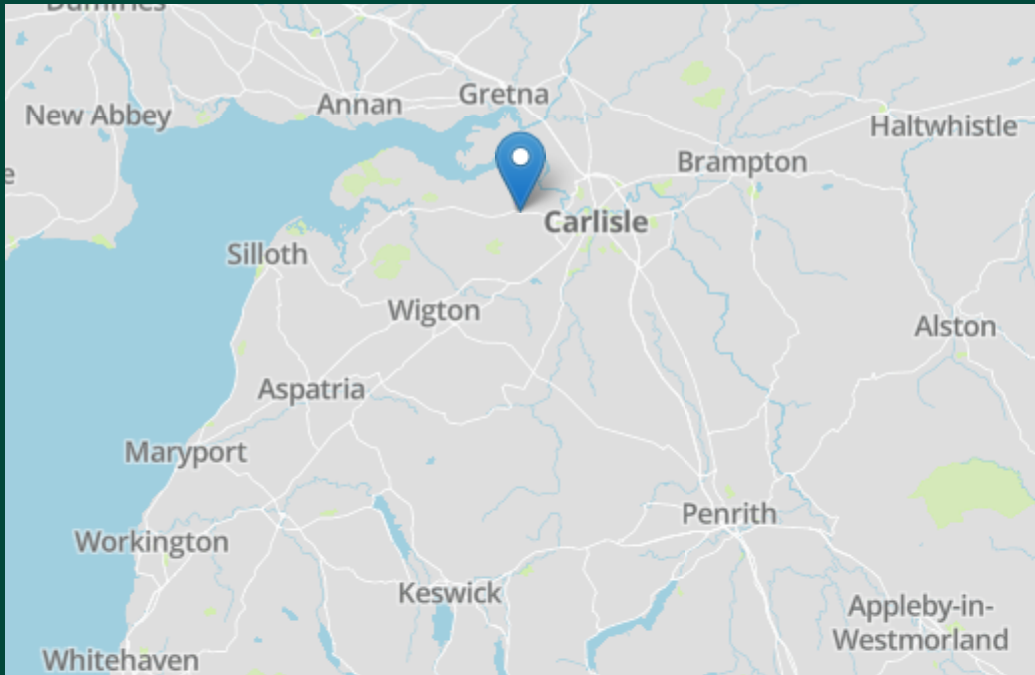
Predicted energy rating: B

Tenure: Freehold

Viewing: Through our Carlisle office, 01228 558 666.

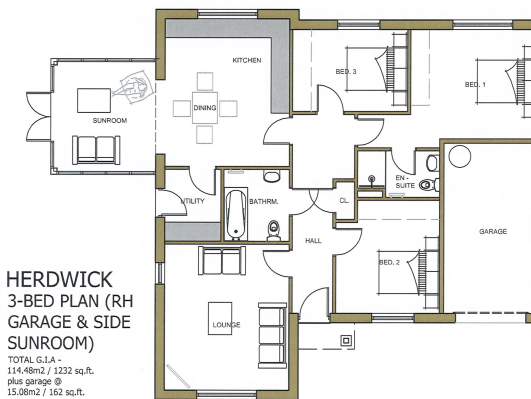
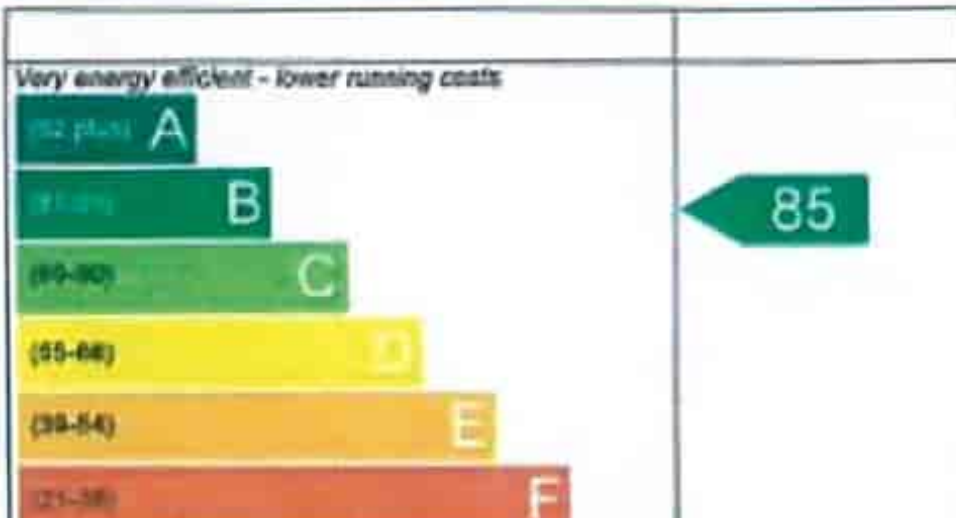
Directions: The Pastures development can be located with the postcode CA5 6ER, or alternatively by using What3Words: ///tenses.newspaper.lemons





1:100 @ A4

Energy Efficiency Rating



1:100 @ A4