

# PFK

Norfolk, Crofton, Thursby, Carlisle CA5 6QB

Guide Price £490,000







## LOCATION

'Norfolk,' 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

Anticipated build completion: Winter 2024/25

This spacious 4-bedroom barn conversion is progressing well, and the site is already revealing the charm that will make it an exceptional family home. With completion set for winter 2024/25, now is the ideal time to visit and see how the property is coming together. An in-person viewing will give you the full sense of its potential and the beautiful surrounding area.

## ACCOMMODATION

### Entrance Hall

As you enter, the welcoming central hallway, secured by a thermally efficient composite front door, sets the tone for this exceptional home. You'll notice the timeless Suffolk design of natural oak internal doors leading to most of the ground floor rooms and providing access to the stairway.

### Lounge

Step into the lovely primary reception room, which features a double glazed window offering an outlook to the side of the home. This room is well equipped with a television point, ample double sockets, and ample space for furniture and soft seating.

### Kitchen, Dining and Family Room

Located towards the end of the central hallway, you'll find the exceptional kitchen, dining, and family room. Dual aspect double glazed windows allow natural light to flow into the space and offer pleasant views to the side of the home. This versatile area is well equipped with a television point, ample double sockets, and provides room for a dining table and chairs, as well as additional soft seating.

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.

### Larder

Connected to the kitchen, this larder is thoughtfully designed with rigid Symphony cabinetry, providing excellent storage space for kitchen appliances and sundries in a designated and organised area.

### Study

Connected to the main accommodation, or accessible through its own external entrance, you'll find a generously proportioned study that offers remarkable versatility, whether you seek a private workspace, a creative sanctuary, or a place for peaceful contemplation. A double glazed window provides a view to the front of the home.

### Landing

As you ascend the stairway, adorned with an oak and glass balustrade, you'll arrive at the upstairs landing.

### Bedroom One

The delightfully spacious master bedroom is a haven of comfort, complete with its own private en-suite bathroom. A double glazed windows provides lovely views to the side of the home, allowing natural light to enter 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 and a double glazed window facing the rear of the home. 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 and Three

These bright and spacious double bedrooms feature double glazed windows with views to the side of the home, ample double sockets, and adequate space for a double bed, drawers, and wardrobes.

### Bedroom Four

The generous fourth bedroom, situated on the ground floor, offers flexibility, doubling as a snug or games room. It's equipped with a television point, ample double sockets, and ample space for a double bed, drawers, and wardrobes. A double glazed window offers views to the rear of the home.

### Shower room

Conveniently serving the fourth bedroom and accessible from the central hallway, this shower room is designed for your comfort. It features sanitaryware from Roper Rhodes, a walk-in shower enclosure with glass doors, a chrome towel radiator, and a vanity unit for added luxury.

## Utility Room

Accessed via the central hallway, the utility room features rigid Symphony cabinetry, a composite granite sink, and a designer tap. New homeowners have the flexibility to install their own freestanding undercounter appliances.

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

## 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

### 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.

## 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 Penrith office, 01768 862135.







**willan LIVING**

**FIRST FLOOR PLAN**

**GROUND FLOOR PLAN**

**Unit 5 - Norfolk**

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.

**First Floor Details:**  
 Master Bedroom: 4.13x4.24m  
 Bedroom 2: 3.38x4.23m  
 Bedroom 3: 4.04x4.23m  
 Bath, Dr, Ensuite, Shr

**Ground Floor Details:**  
 Lounge: 3.20x3.94m  
 Kitchen / Dining / Living: 6.82x3.94m  
 Utility Room, Hall, Up, Down, Larder, OV, DW, Ref, Study: 2.89x3.77m, Bedroom 1: 3.24x3.61m, Bath, Shr

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>96</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>81</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			
England, Scotland & Wales		EU Directive 2002/91/EC	